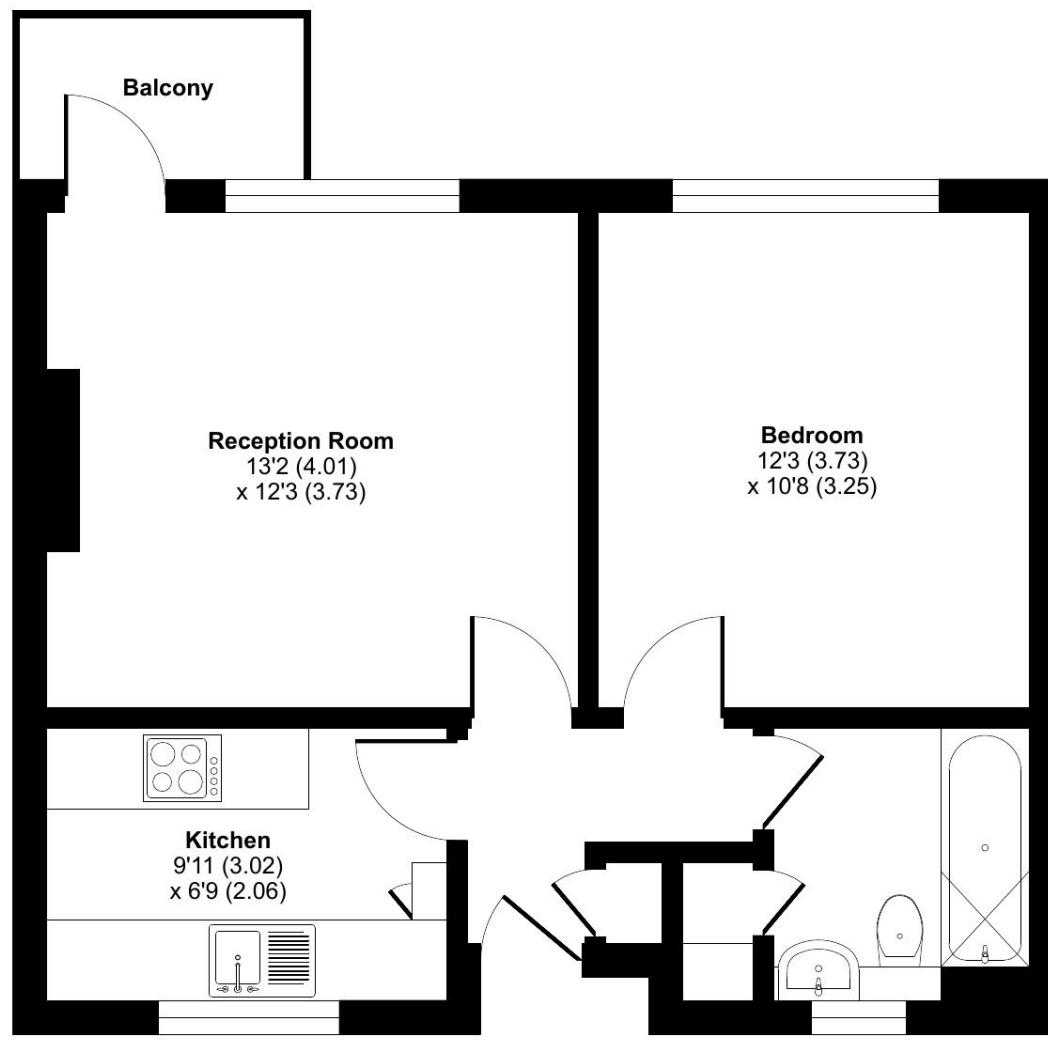


## Lawn Terrace, London, SE3

Approximate Area = 466 sq ft / 43.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for John Payne. REF: 809136

### AGENTS NOTE

John Payne as our agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.



£275,000 L/H



### A spacious One Bedroom Top Floor Flat

- Double bedroom
- Modern Bathroom
- No Chain
- Energy Efficiency Rating C
- Fitted Kitchen
- Small Balcony
- An Ideal First Purchase

## Lawn Terrace Blackheath SE3

A light and airy one bedroom on the top floor of this purpose built block in a small development just off Lawn Terrace and located under a five minute walk from Blackheath Village with its excellent restaurants, deli's, bars, boutiques and mainline station with its fast City and Canary Wharf connections. Features include a double bedroom, good size reception room with private balcony, fitted kitchen, modern bathroom suite.

There is unallocated residents parking within the development and communal lawns. Offered with no forward chain this spacious and well maintained property comes highly recommended and, given its superb location, is ideal for first time buyers or buy to let investors. Chain free. Energy Efficiency Rating C.

**TENURE: LEASEHOLD**

Lease Term: From 25 March 2002 to June 2108

Ground Rent: £10

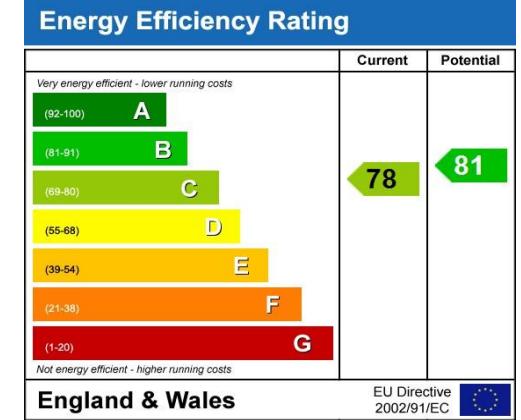
Service Charge: £1,100 p.a.

£275,000 L/H

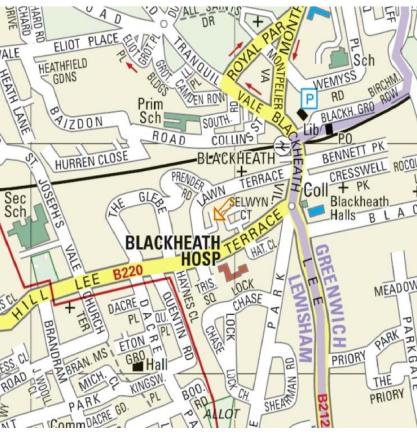


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Environmental Impact Rating		
EPC Pending		
England & Wales	EU Directive 2002/91/EC	



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