







### Property Summary

Three bedroom balcony flat, located in the heart of Blackheath Village. Absolutely beautiful and must be seen. #AskBeaumont

### Property Features

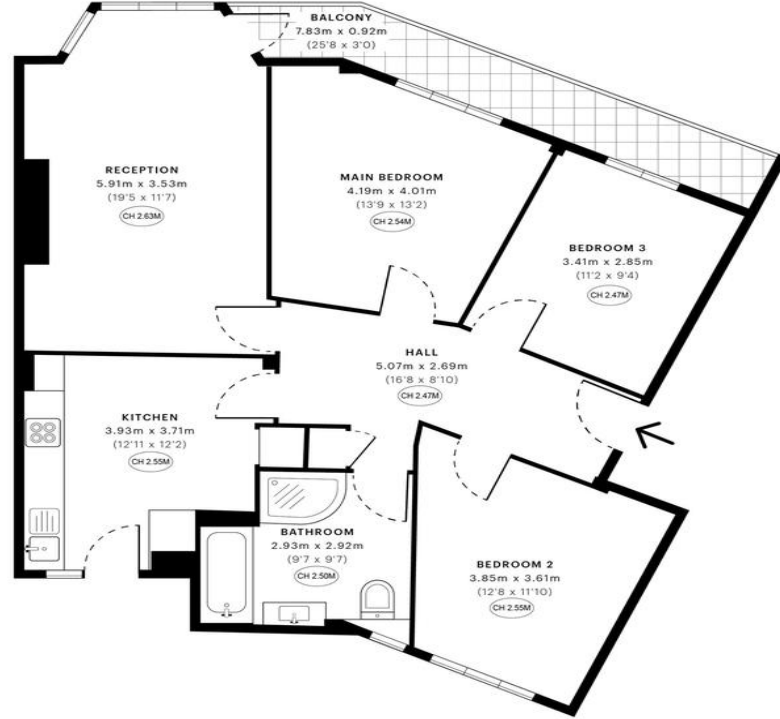
- Blackheath Village
- 3rd Floor Flat
- 3 bedrooms
- Beautiful Kitchen
- Beautiful Bathroom
- Decorated to a high standard
- Wrap around balcony
- Long lease
- Communal garden
- 400ft to the Station (circa)







GROSS INTERNAL AREA  
83.70 sqm / 900.94 sqft



— Third Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
83.70 sqm / 900.94 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
80.43 sqm / 865.74 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
6.35 sqm / 68.35 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 89.95 sqm / 968.21 sqft  
IPMS 3C RESIDENTIAL 87.64 sqm / 943.35 sqft

spec id 62e128785d1f1f0e25dca0a5

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.