



**The Point, Wemyss Road, SE3 0TG**

**£ Leasehold**

A stunning penthouse apartment, with three beds/two baths, featuring an extraordinary triple aspect roof terrace affording the most wonderful panorama of Blackheath village & heath. It sits atop an aptly named, inventively designed and superbly situated building, constructed in 2005. A total redecoration has just been completed, with every ceiling spotlight upgraded.

Video entry allows access to the stone tiled foyer, from which the burnished steel & chrome lift ascends to the third floor. Here, the two penthouses share a landing area and a heavy polished hardwood door opens into the flat itself. Enormous areas of triple glazed windows and doors, especially in the open-plan living space, connect all the rooms to the terrace that surrounds the flat on all sides. This high specification is also evident in the integrated sound system with ceiling mounted speakers, granite work-topped kitchen with 'Miele' appliances and the smart white & chrome bathrooms with limestone clad walls and stone composite flooring. All windows are double glazed with sliding doors onto the terrace. Oak wood floors throughout

Wemyss Road is in the very heart of Blackheath village, running from Montpelier Vale to Paragon Place, which in turn connects back to the heath by the pond on South Row. A footpath to the side of the building continues through the central village car park past the Post Office and re-enters the village opposite the station.

**The Accommodation Comprises:** Entrance Hall, Huge open-plan Kitchen/Living room, 3 Bedrooms, 2 Bathrooms, Triple Aspect Private Roof Terrace, Underground Parking Space, Alarm.





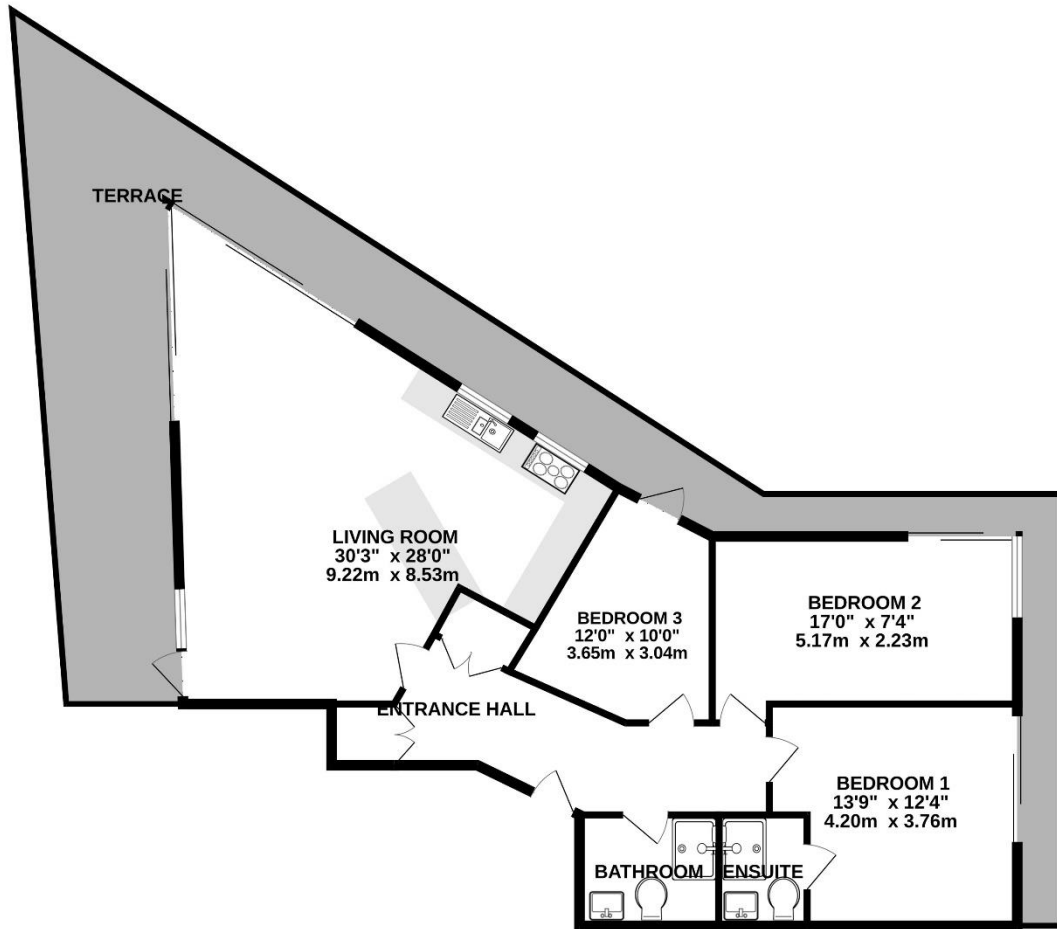








TOP FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PRICE:** £  
**LEASE:** 105 years unexpired  
**GROUND RENT:** £500p.a.  
**SERVICE CHARGE:** 2024 Forecast £5671.03 (including £3000 planned works)  
**VIEWING:** Strictly by appointment through Comber & Company

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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.