



## 15 Gregory House, Brook Lane, Blackheath, London SE3 8AS

**£275,000 LEASEHOLD**

In this local authority owned block of flats just off Kidbrooke Park Road at the bottom end of Brook Lane, a very bright and spacious two double bedroomed, split-level maisonette with excellent far stretching views to both the front and rear, with access to a useful loft storage space. The flat is accessed via a key-swipe automated communal door at the ground floor entrance, with concrete steps leading up to the entrance to the flat on the second floor.

The flat has an attractive red composite double glazed entrance door with top fan light, together with double glazed windows throughout, full independent gas fired central heating with a modern combination boiler. It features an attractive reception room with fireplace and excellent views, a large kitchen/breakfast room fitted with base units and excellent cupboard storage, two double bedrooms and small bathroom on the top floor, with a separate W.C. There is new carpeting to the stairs and top landing, and the flat is presented in good decorative order, and has a modern electrical consumer unit. This is a great opportunity to acquire a spacious two double bedroomed flat close to Kidbrooke mainline railway station and Blackheath Village and the Heath only a mile away.

It is offered on a long 118 year lease with annual outgoings of only some £600, offered with immediate possession. It has an EPC rating of band C. The flat would make an excellent buy-to-let investment producing over a 5% yield.

THE ACCOMMODATION COMPRISES • Entrance Hall • Reception Room • Kitchen/Breakfast Room • Two Double Bedrooms • Bathroom • Separate W.C. • Gas Central Heating • Double Glazed Windows

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The accommodation comprises

<b>GROUND FLOOR</b>	Door entryphone key fob access to communal stairwell.
<b>SECOND FLOOR</b>	Shared external landing.
<b>Entrance Hall</b>	Attractive replacement red composite double glazed door with top fan light, door entry-phone. With doors to kitchen, reception room and large built-in storage cupboard, stairs to top floor and cupboard housing electric meter and fuse board.
<b>Kitchen/ Breakfast Room</b>	Fitted with a rudimentary range of base units, laminate work surface with inset stainless steel sink, chrome tap, tiled splashback, space for gas cooker/electric point, Vent-Axia extractor fan, plumbed for washing machine, three large built-in cupboards, one extending under the stairs, another full height cupboard, and finally what would have been the pantry, with original stone shelf and housing the 'Logic Combi 30' gas fired combination boiler serving the central heating and hot water, cupboard housing gas meter, windows to the front.
<b>Reception Room</b>	A large and light room with almost wall-to-wall west facing windows with original tiled sill, tiled fireplace (currently covered over with shelf to alcove).
<b>TOP FLOOR LANDING</b>	Freshly carpeted stairs and landing, borrowed light from the bathroom, doors to the two bedrooms, bathroom and separate W.C, with hatch into loft storage space.
<b>Bedroom One</b>	Large double bedroom with west-facing window with excellent open outlook.
<b>Bedroom Two</b>	Another decent double bedroom, with east facing windows and far stretching views towards the A102 motorway in the distance, and built-in double wardrobe..
<b>Bathroom</b>	Old white enamel bath and basin, window to the front, Vent Axia extractor fan (the bathroom requires total replacement)
<b>Separate W.C.</b>	W.C. and window to the rear.

**LEASE:** 125 years from 9.12.2013 - 118 years remaining  
**SERVICE CHARGE:** Approx £600.00 per annum  
**GROUND RENT:** £10.00 per annum  
**PRICE:** £275,000  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

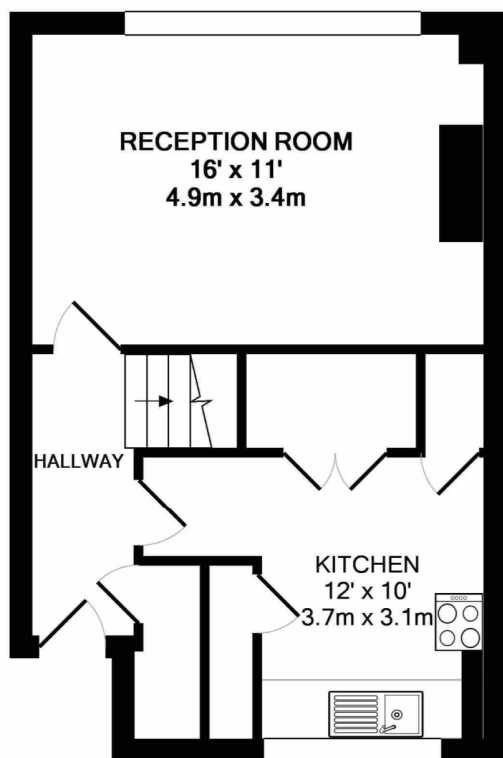
We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification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



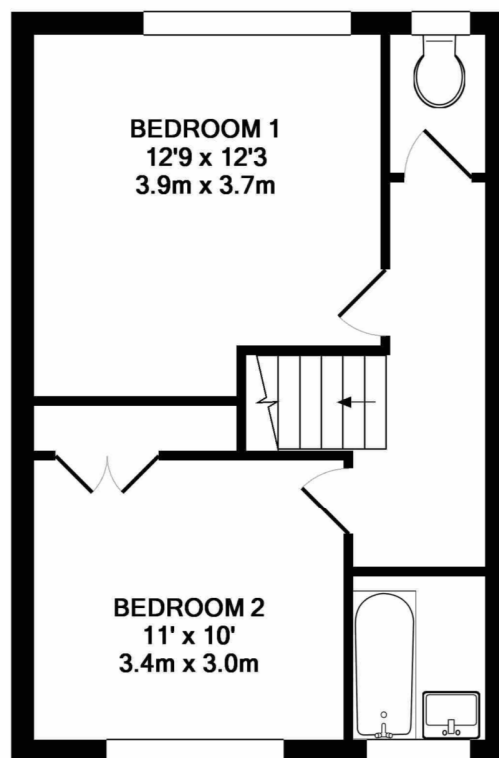








2ND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)



**TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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