



**MONTPELIER ROW, BLACKHEATH, SE3 0RS**  
**OIEO £275,000 LEASEHOLD**

**A STUNNING THIRD FLOOR STUDIO APARTMENT LOCATED  
IN THE HEART OF BLACKHEATH VILLAGE WITHIN THIS  
POPULAR GATED DEVELOPMENT AND OFFERED TO THE  
MARKET CHAIN FREE.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**



## DESCRIPTION:

The property was converted in 2014 by Galliard and has been refurbished to an excellent condition throughout with a high spec kitchen with integrated appliances, wooden flooring, double-glazed windows and entry phone system able to go straight to your mobile phone or landline.

The property further benefits from bespoke storage including a fold away bed. There is also a beautifully maintained and large communal garden and owners can apply for a residents parking permit from the council.

Popular with first time or investment buyers the property offers any buyer the opportunity to buy on one of the most popular roads in Blackheath and moments from the station. Sold chain free and with a 989 year lease.

Virtual tour can be seen at [winkworth.co.uk](http://winkworth.co.uk) and your earliest viewing is highly recommended.

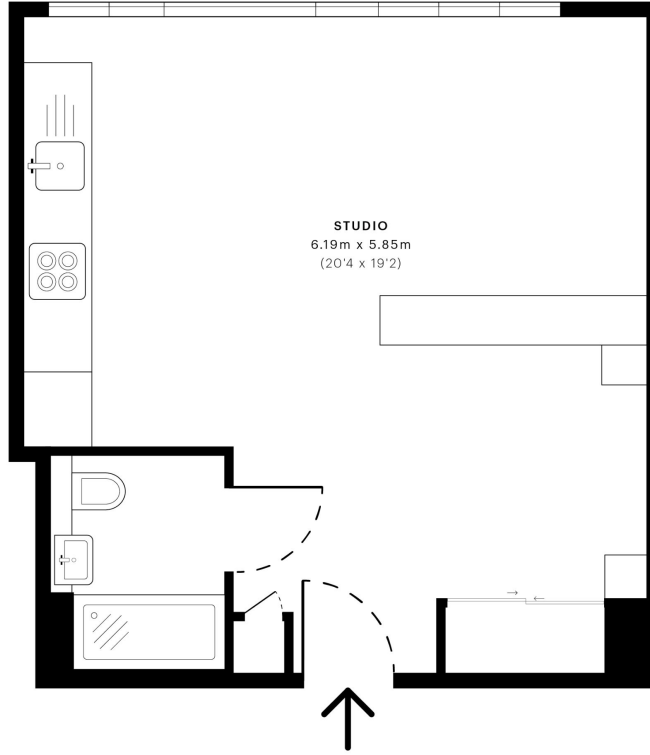
Montpelier Row is a prestigious and sought-after address nestled on the edge and directly facing the heath. It is in the heart of Blackheath Village with its array of boutique shops, restaurants and bars on your doorstep and within the catchment of two "Ofsted Outstanding" schools. Greenwich Park and the Blackheath Duck/Boat Pond are just a short walk. Blackheath Station is just 300 yards away and gives access to London Bridge, Charing Cross and Victoria amongst others.

## AT A GLANCE

- impressive apartment
- studio
- excellent condition
- built in storage
- third (top) floor
- modern kitchen
- modern bathroom
- in heart of Blackheath Village
- very close to station









— Third Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
35.11 sqm / 377.92 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
34.36 sqm / 369.85 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.9 m  
0.26 sqm / 2.80 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 35.68 sqm / 384.06 sqft  
IPMS 3C RESIDENTIAL 35.08 sqm / 377.60 sqft

SPEC ID 62fe396f0983aa0dc2de2cf3

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.