



**FALCONWOOD COURT, 24 MONTPELIER ROW, BLACKHEATH, SE3 0RS
£300,000 LEASEHOLD**

**A STUNNING FIRST FLOOR STUDIO APARTMENT WITH
LOVELY VIEWS OVER COMMUNAL GARDENS AND AN
ALLOCATED GATED PARKING SPACE, LOCATED WITHIN
THIS POPULAR GATED DEVELOPMENT IN THE HEART OF
BLACKHEATH VILLAGE.**

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

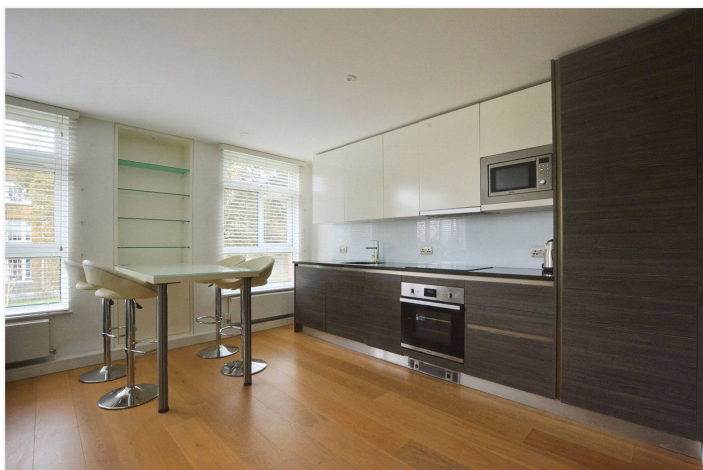
The property was converted in 2014 by Galliard and has been refurbished to an excellent condition throughout with a high spec kitchen with integrated appliances, wooden flooring, double-glazed windows and entry phone system able to go straight to your mobile phone or landline. The property further benefits from bespoke storage including a fold away bed and dining table. There is also a beautifully maintained and the property includes a coveted gated parking space.

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.

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, Cannon Street and Victoria amongst others.

AT A GLANCE

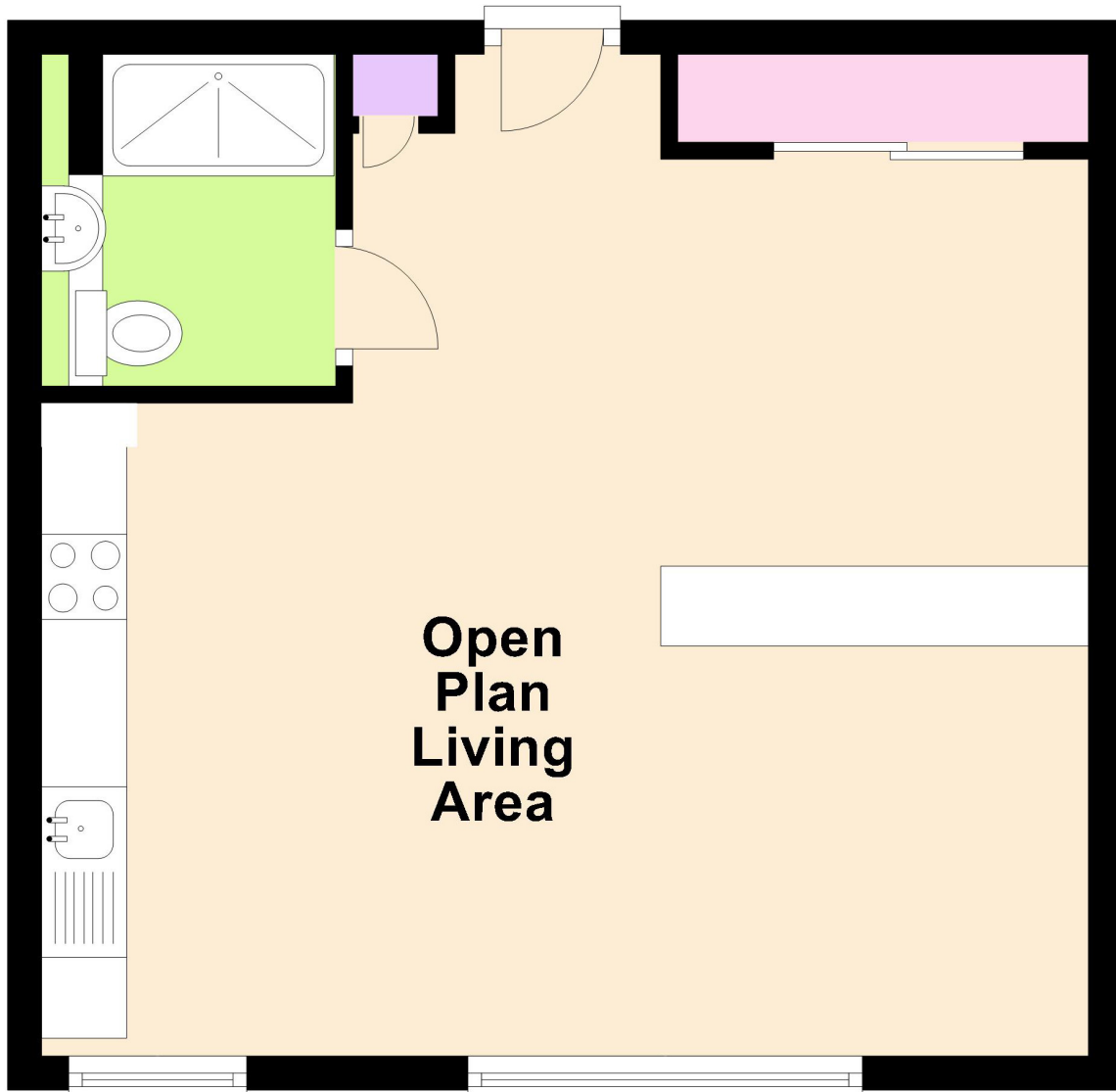
- impressive apartment
- studio
- excellent condition
- built in storage
- first floor
- modern kitchen
- modern bathroom
- in heart of Blackheath Village
- very close to station
- gated off street parking





First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 36.1 sq. metres (388.8 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Current: 72 Potential: 73

