



## **Bernersmede, Blackheath Park, Blackheath SE3 9SH**

### **£580,000 SHARE OF FREEHOLD**

Positioned on the top floor (second) of this particularly attractive purpose-built block, constructed in 1965 by Tate & Lyle, Bernersmede sits in a lovely, peaceful setting with stunning, park like communal gardens to the rear and the flat has its own private garage en-bloc.

The flat is found at the front of the building with lovely views through the trees across Blackheath Park, providing very spacious accommodation including a massive reception room, a good sized kitchen, a very large master bedroom and a small double second bedroom. It has a white suite bathroom and a separate W.C., the whole flat offered in neutral white décor with beige carpeting and has a door entryphone system. All the windows are full sealed unit double glazed and it is heated with a communal central heating and hot water system to all the flats. It is offered 'chain free' and possession available from early November. There are no restrictions within the lease for renting out.

Bernersmede is an impressive, low built block of flats located on the northern side of Blackheath Park, almost opposite the entrance to Brooklands Park. It is a lovely peaceful, leafy location found on Blackheath's most prestigious tree-lined turning, with the village only some ten minutes walk away and the heath also a similar distance along Pond Road.

THE ACCOMMODATION COMPRISES • Entrance Hall • Large Reception Room • Kitchen/Breakfast Room • Two Bedrooms • Bathroom • Separate W.C. • Garage En-Bloc • Full Double Glazing • Door Entryphone System • Communal Central Heating & Hot Water Beautiful Communal Gardens

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### **The accommodation comprises**

**Entrance Hall :** With double built-in wardrobe cupboard and top storage above, door entryphone.

**Bedroom 2 :** With a lovely outlook to the front across Blackheath Park.

**Master Bedroom :** A wonderfully sized bedroom, again with a lovely outlook through the trees across Blackheath Park to the front. Plenty of space for wardrobes and drawers etc.

**Bathroom :** Comprising a three piece white suite of bath with taps and separate overhead shower with glass screen, close coupled W.C., pedestal wash hand basin, half tiled walls and completely tiled surround to the bath in a variation of turquoise blue 4 inch tiling, ceramic tiled flooring, shaver point, obscure glass window to the rear.

**Separate W.C. :** With close coupled white W.C. and wash hand basin, half tiled walls in the same combination of turquoise blue 4 inch wall tiles, obscure window to the rear, Ceramic tiled floor.

**Reception Room :** A wonderfully sized, almost square shaped room, with a lovely outlook through the trees across Blackheath Park to the front, coved cornicing, t.v aerial point. There is plenty of space for a good size dining table to the far end.

**Kitchen :** Fitted with an extensive range of white fronted wall and floor units with white and blue wall tiling, wood laminate floor, smoked glass ceramic hob unit set into the blue work surfacing, matching double eye-level oven, inset single bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, dishwasher and under counter fridge. Coved cornicing, window looking out to the rear of the block with various mature trees. Central ceiling triple spotlight and space for a small breakfast table.

### **EXTERIOR**

The flat has communal use of the stunning, mature gardens at the rear, mainly laid to lawn surrounded by beautiful trees and shrubs.

**Garage En-Bloc** The flat has its own garage en-bloc which is perfectly located adjacent to the rear entrance of the block, this the first garage in line. It has a metal up-and-over door.

**LEASE:** 125 years from 25.03.1987 (91 years unexpired. Plus share in freehold)  
**MAINTENANCE:** Approximately £2,000 pa, excluding communal central system and hot water system, billed separately by the Managing Agent  
**PRICE:** £580,000 SHARE OF FREEHOLD (to include garage)  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

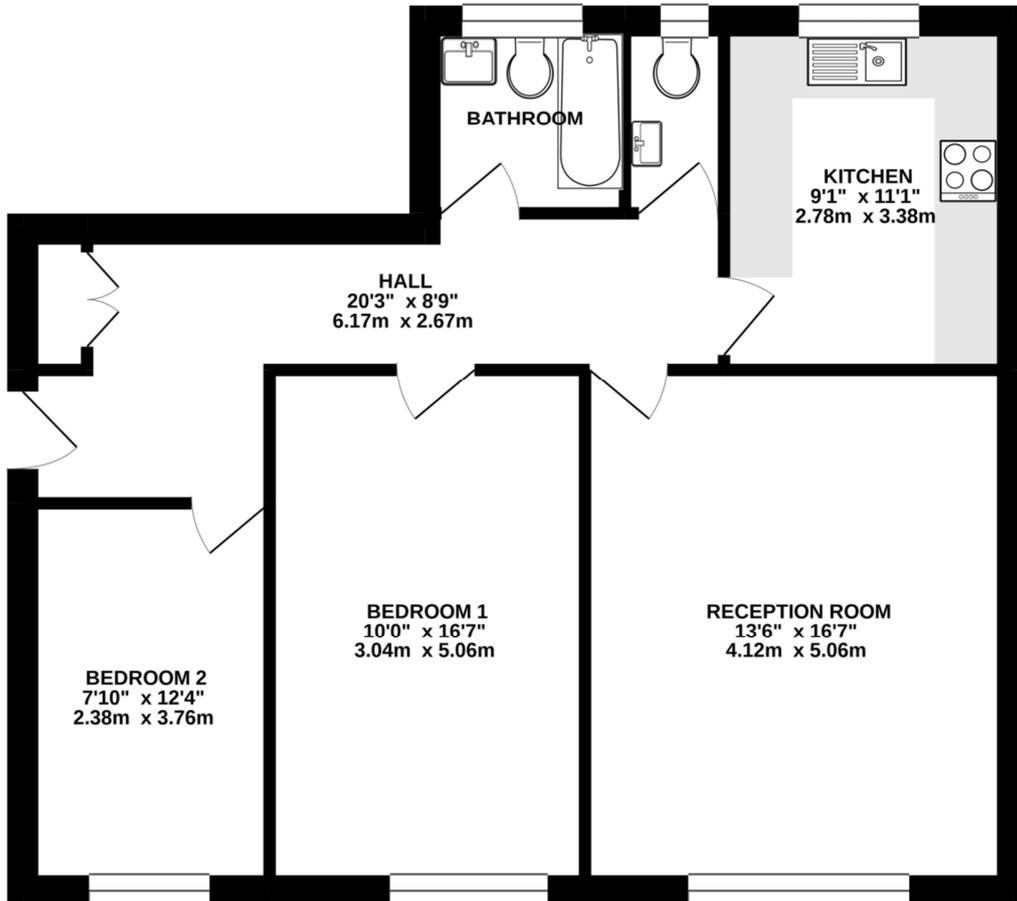
We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification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







**SECOND FLOOR**  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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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