



Talbot Place, SE3 0TZ**£Leasehold**

In a prime location on the very centre of the open heath, a spacious two bedroomed garden floor flat of 1,146 sq. ft with a private side entrance, within this fine Grade II listed, early Victorian semi-detached house, built circa 1852 and originally named 'Rockingham'. In 1909 the house was operated by the 'Addison' sisters as a "Day School for the Daughters of Gentlemen", the school closing in 1918 and then reverting to private use. It has a re-tiled roof and is offered chain free.

The entrance opens onto a private staircase leading down to the accommodation with excellent built-in shelving for cd storage, or similar. The flat has high ceilings and features a large reception room with a fine fireplace and beautiful built-in bespoke cupboards/shelving and an incredibly useful two roomed cellar area, perhaps ideal as a study and work storage. The main bedroom is large with built-in wardrobes and the second a small double, the kitchen is fitted with cream shaker style units and solid granite worktops. The bathroom has a four piece white suite comprising a bath and a large separate shower cubicle. It has full gas fired central heating and original sash windows. Some updating may be desired and superficial redecoration.

The sideway beside the entrance leads around to the communal rear garden, and the heath adjacent to the sideway with a large, mature tree, can be used as an area for summer sitting/bbq, with a fine view down towards the village and church. The village is a short five minute walk, and the mainline railway station provides a fast service into central London, and there is an abundance of pubs, restaurants and shops. The Royal Greenwich Park is just a short direct walk across the open heath, leading down to the historical attractions at Greenwich and the river Thames.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom, Gas Central Heating, No Chain.

EPC: D Council Tax Band: E Lewisham (Blackheath Conservation Area)

Lease Term: 125 years from 20th October 2020 Ground Rent: £250 p.a.

Maintenance: £1384.69 p.a. (includes Building's Insurance).

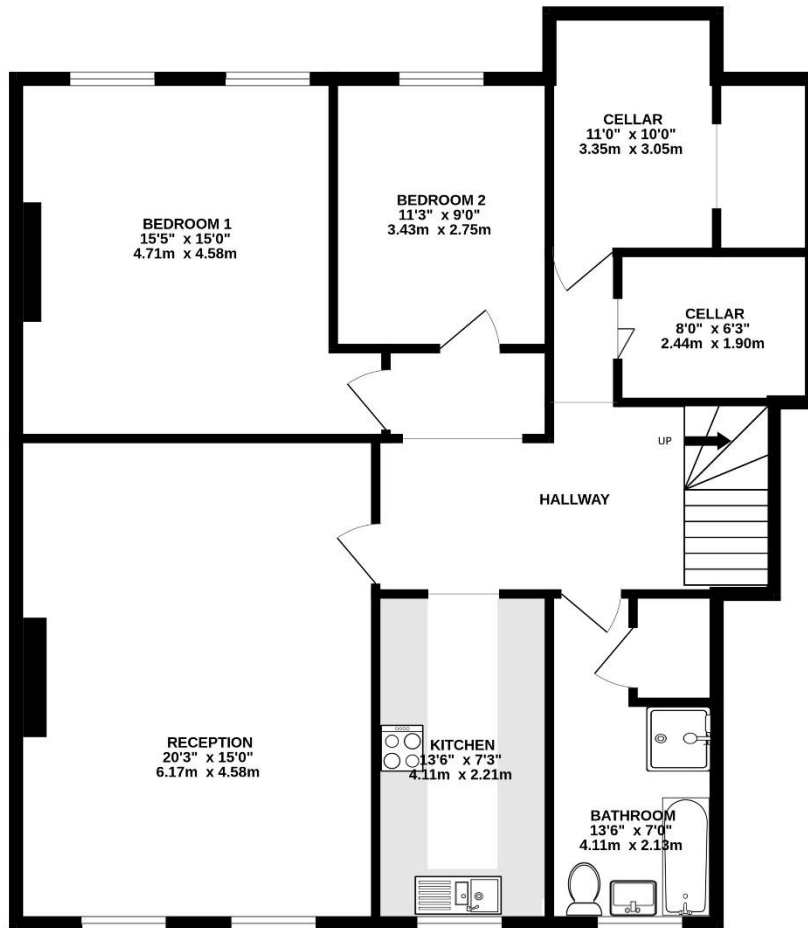






GARDEN FLOOR
1155 sq.ft. (103.8 sq.m.) approx.

GROUND FLOOR
35 sq.ft. (3.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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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.