



HARRISON INGRAM

156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Kidbrooke Park Road, Blackheath,
London, SE3 0LR**



£1,300 pcm

EARLY VIEWING IS HIGHLY RECOMMENDED to avoid disappointment!!! RARELY AVAILABLE STUDIO flat in a SUPERB LOCATION forming part of this imposing semi detached period residence that we feel is perfect for the BUSY PROFESSIONAL.

The flat is situated in a desirable road within close proximity of the open heath, Blackheath Village which offers a fantastic array of shops, boutiques, bars and restaurants, Blackheath Station (and/or Kidbrooke Station) provide regular services into London Bridge, Cannon Street, Waterloo, Charing Cross and London Victoria. Alternatively, VERY HANDY one stop down the line at Lewisham Station, the DLR has regular services into Bank and Canary Wharf.

The flat is also just a short stroll from bus routes and the Royal Standard, both with local boutique shops, cafés, patisseries and also Royal Greenwich Park and Observatory.

The flat boasts a SPACIOUS and BRIGHT STUDIO ROOM with an equipped kitchen, bathroom with shower unit and electric heating.

Please note, NO PETS, NO STUDENTS, NO SMOKERS & IDEALLY A SINGLE PERSON. AVAILABLE IMMEDIATELY. 12 MONTH MINIMUM LET

COMMUNAL ENTRANCE HALL

Access via entryphone system, beautiful staircase leading up to the first floor.

ENTRANCE HALL

Hardwood entrance door, coved ceiling, double built in storage area, entryphone.

STUDIO ROOM

16' 2" x 15' 8" (4.93m x 4.78m) Dual aspect room with large windows to front and side, matching range of wall, base and drawer units. built in stainless steel electric oven, inset 4 ring electric hob with extractor above, tiled to splashback areas, washing machine, fridge/freezer, double bowl enamel sink unit with chrome mixer tap.

BATHROOM

White suite comprising panelled bath with chrome taps, independent electric shower unit with glass screen, large vanity wash hand basin with chrome mixer tap and cupboard under, low level WC, fully tiled walls, vinyl floor covering, chrome towel rail, extractor.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.