

The Lawns, Blackheath, London, SE3

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Guide Price £650,000-£665,000 *Share of Freehold*

Within one of Blackheath's most admired Art-Deco developments, this three-double-bedroom apartment marries period character with a calm, contemporary finish. A lift serves the building and the home sits behind mature communal gardens with residents' parking, giving a quiet, leafy outlook on the door step of Blackheath Village and station.

KEY FEATURES

- iconic Art-Deco building
- share of freehold
- three double bedrooms
- second floor with lift
- large reception/dining room opening to private balcony
- residents' gardens and parking







Found on the second floor, the accomodation comprises; a broad reception/dining room (19'2 x 14'10 max) opening to a private balcony, creating an easy flow for everyday living and entertaining. The separate kitchen is neatly designed with generous work surfaces and a gas hob, while double glazing (with additional secondary glazing to select windows) and gas central heating ensure year-round comfort. The apartment was fully rewired and re-plumbed in 2010 for peace of mind.



There are three genuine double bedrooms: the principal measures 15'1 x 10'10; the second enjoys a lovely bay; and the third is fitted with bespoke wardrobes plus a clever fold-down double bed and fold-out desk, ideal as a guest room/home office without sacrificing floor space. A classic family bathroom sits off the long hallway (22'3), with useful built-in storage throughout. In all, the apartment is one of the larger footprints within the development and extends to approx. 952 sq.ft (88.4 sq.m).

Residents benefit from landscaped communal gardens and plentiful unallocated parking within the development, with garages en-bloc occasionally available to rent or buy. The property is sold with a share of freehold.



A rare combination of scale, heritage and thoughtful design, with a proper third bedroom that works brilliantly as an office or guest suite. Immediate viewing is a must.

Tenure: Share of Freehold
Term: 950 year and 0 months
Service Charge: £4500 per annum
Ground Rent: £ 90 Annually (subject to increase)
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

MATERIAL INFORMATION

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Rights & Easements:

Does the property have any easements: Property does not have easements

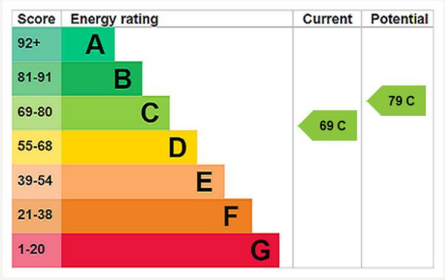
Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

The property is located on the doorstep of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a few minutes walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR (0.75 miles Lewisham), bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

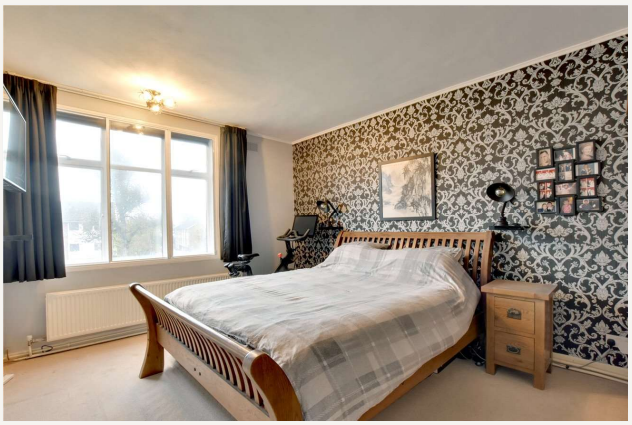
Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BLA250532

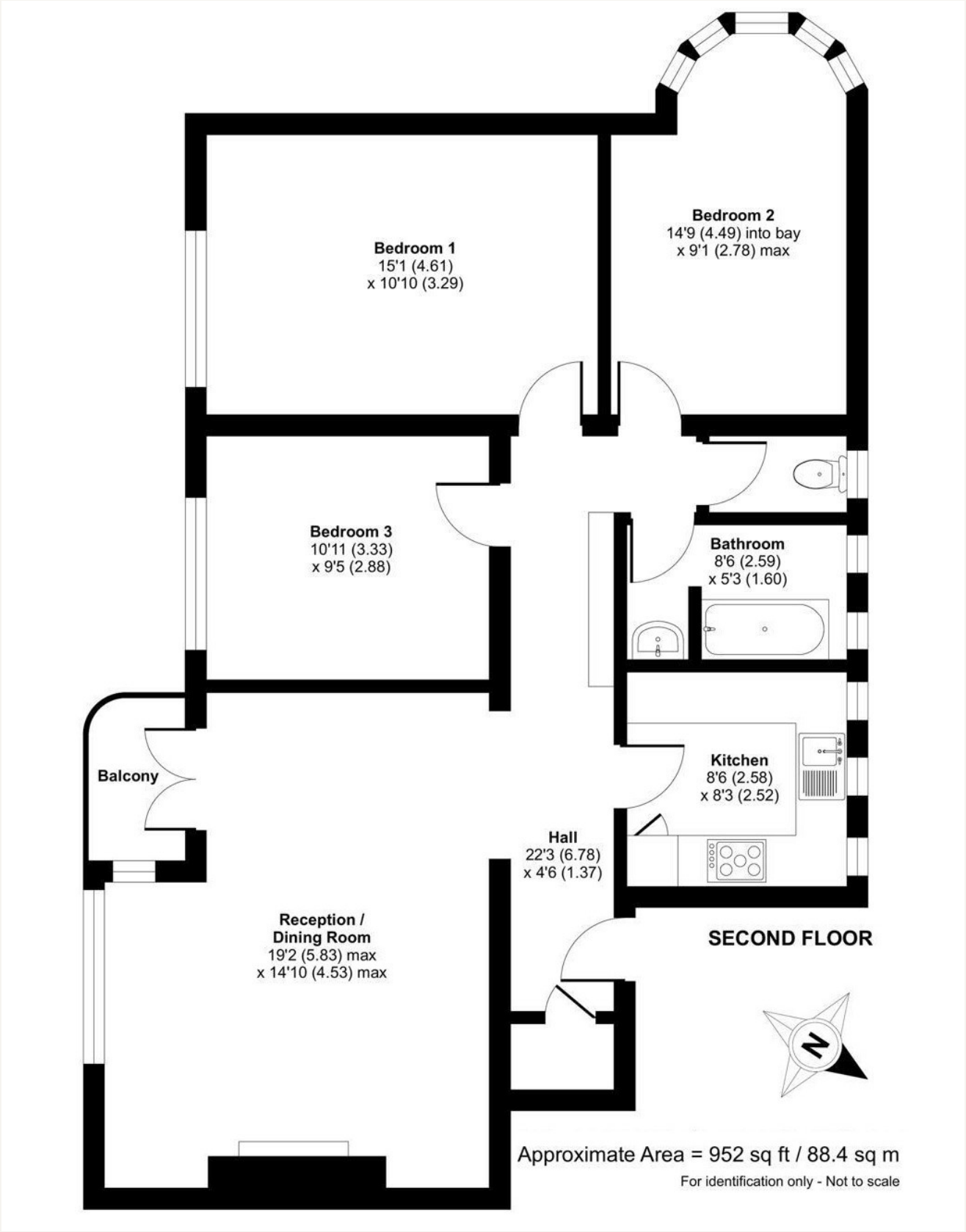
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.










Bedroom 1
15'1 (4.61)
x 10'10 (3.29)
Bedroom 2
14'9 (4.49) into bay
x 9'1 (2.78) max
Bedroom 3
10'11 (3.33)
x 9'5 (2.88)
Bathroom
8'6 (2.59)
x 5'3 (1.60)
Kitchen
8'6 (2.58)
x 8'3 (2.52)
Balcony
Hall
22'3 (6.78)
x 4'6 (1.37)
Reception /
Dining Room
19'2 (5.83) max
x 14'10 (4.53) max
SECOND FLOOR
N
Approximate Area = 952 sq ft / 88.4 sq m
For identification only - Not to scale