

Wyberton House, Blackheath, London, SE3

2 1 1

£795,000 *Share of Freehold*

Entirely redesigned, sublime and very large, two double bedroom apartment found on the second floor of impressive Grade II listed Wyberton House, the former Italianate-style hotel particulier of renowned Thames Embankment's engineer William Webster. Built in the 1860s and offering a clear view over the City and Canary Wharf.

KEY FEATURES

- stunning conversion
- Grade II listed house
- impressive features
- excellent condition
- superb views
- communal garden
- share of freehold





Blackheath

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Redesigned in 2018-2019 by an interior designer, the property which spans 87 sqm (937sq.ft) is in excellent decorative order, benefitting from a unique 3.6m ceiling height throughout and with generous, sleek, made-to-measure wardrobes, shelving and storage, with additional storage available in the house's basement. It comprises two unusually large and quiet, garden-facing bedrooms, a 29 sqm living room, a kitchen with dine-in potential and a marble-tiled bathroom. The kitchen and bathroom, lighting, electrics and plumbing have been entirely replaced and the large double glazed timber framed sash windows have just been fitted. The original pine wood floorboards have been restored and cleaned to bring more light into what is an already well-lit flat. The front door has also had its security features enhanced. A large communal garden with plenty of space for playing, parties or barbecues and an allocated gated parking space.



The property is sold with a share of the freehold. The management company arranges for weekly cleaning and gardening and oversees any required works. Full internal redecoration to the communal areas and overhaul of the garden were completed in 2018-2019.

This is a fantastic apartment and your immediate viewing will be essential. Video and virtual tours can be seen at Winkworth.co.uk.

The property is conveniently located and is just a 6 minutes' walk from Blackheath station, which is within easy reach of London Bridge (12 minutes), Cannon Street (23 minutes), Charing Cross (25 minutes) and Victoria (29 minutes). Lewisham station (Zone 2), with direct DLR connection to Canary Wharf, is also within walking distance. Easy access is provided to the A20, the A21, the M25 and the Blackwell tunnel. City airport is usually within a 20 minute drive, Gatwick is around a 45 minute drive and Bluewater shopping centre is around a 20 minute drive.



Several Ofsted-rated outstanding schools are well within the catchment area including John Ball, St Margaret's Lee C of E Primary School and All Saints' C of E Primary School. There are also several excellent nurseries within walking distance.

Blackheath's vibrant village offers an array of boutiques, coffee shops, restaurants and bars, a popular Sunday farmers' market as well as some exceptional parks which include Blackheath's famous Heath, Greenwich Park (with one of London's finest views over the river, the City and Canary Wharf) and Manor House Gardens. Royal Greenwich, the National Maritime Museum, The Queen's House, the Painted Hall, The Royal Observatory, the Cutty Sark, the Excel Centre and the O2, one of Europe's finest music venues, are all close by.

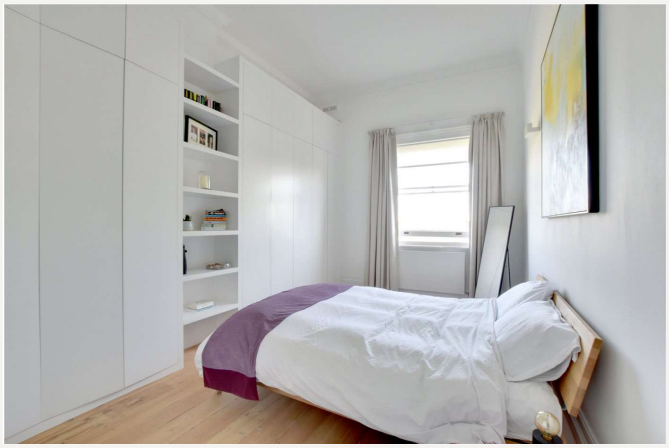
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 95 year and 0 months
Service Charge: £3576 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: F
EPC rating: D
Is the property listed: Property is Grade II listed

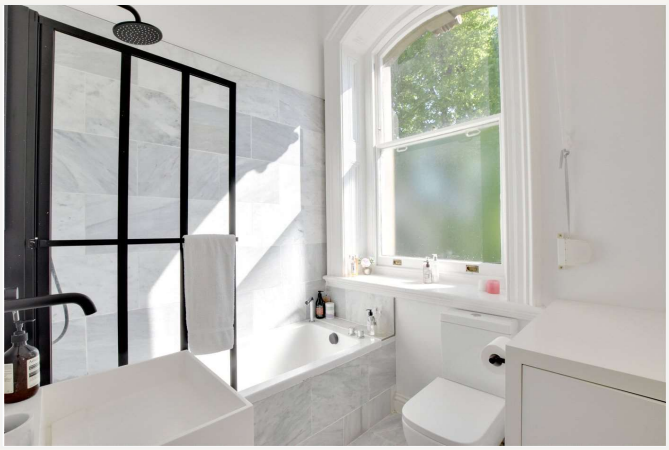
Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

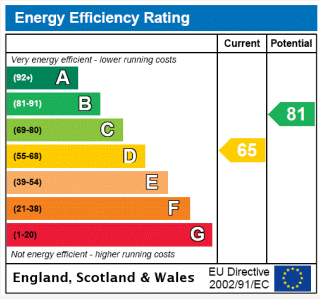
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences









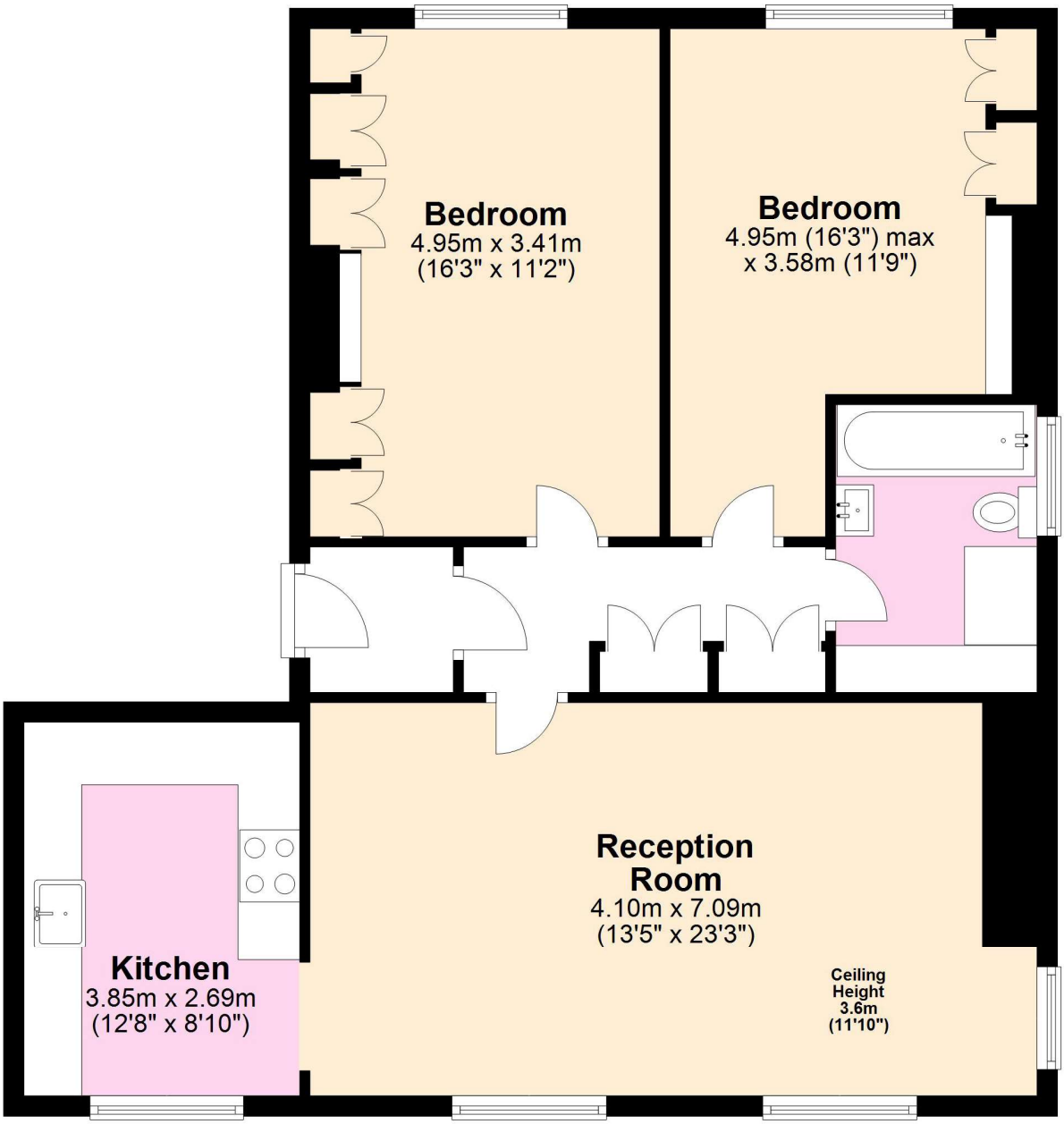
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BLA240215



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.

Second Floor



Total approx.floor area:: 87.1 sq.m (937 sq.ft)

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