



St Johns Park, Blackheath, London, SE3

£775,000 *Share of Freehold*

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A stunning and exceptionally spacious three-bedroom, two-bathroom apartment, forming part of an impressive double-fronted detached Victorian house. Spanning 1,177 sq ft of beautifully presented accommodation, together with a private courtyard, vast south-facing communal garden and allocated off-street parking.

KEY FEATURES

- huge period conversion
- renovated in 2021 and newly repainted
- superb Neptune kitchen
- private courtyard garden
- vast south-facing communal garden
- allocated parking and no onward chain



Blackheath

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The generous reception room features an attractive bay and French doors to the front, providing an impressive space for relaxing and entertaining. Alongside is a superb 19 ft kitchen and dining room, fitted with a high-quality Neptune kitchen and opening directly onto the private courtyard, an excellent secluded space for outdoor dining.

There are three well-proportioned double bedrooms, including an impressive 21 ft principal bedroom with fitted wardrobes and a stylish en-suite shower room. A further high-specification family bathroom serves the remaining bedrooms, with fittings by Neptune and Burlington, while a separate utility room provides valuable additional storage and practicality.

Outside, residents enjoy access to a beautifully maintained and exceptionally large south-facing communal garden, principally laid to lawn and surrounded by mature trees and planting. The apartment also benefits from allocated off-street parking and is offered to the market with no onward chain.

St John's Park is a beautiful, sought-after tree-lined road, just 150 metres from the heath and approximately 400 metres from Greenwich Park. Blackheath Village, historic Greenwich and the everyday amenities of Blackheath Standard are all within easy reach, together with an excellent selection of highly regarded schools.

Blackheath and Westcombe Park stations provide regular services into central London, including London Bridge, Charing Cross and Victoria, while the DLR and Jubilee line at North Greenwich offer convenient connections to Canary Wharf, the City and beyond. Your earliest viewing is highly recommended.



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: TBC

Service Charge: £2999 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

EPC rating: C

Is the property listed: Property is not 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



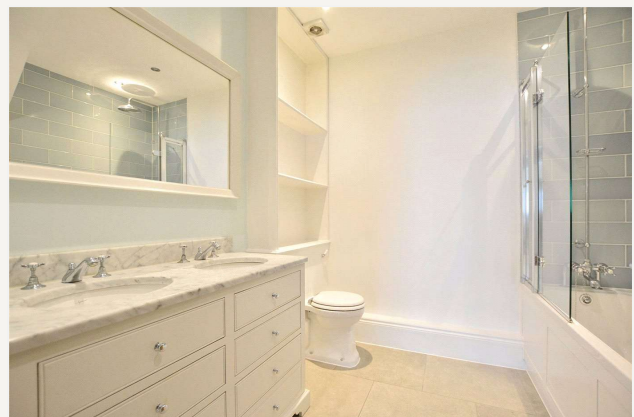
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

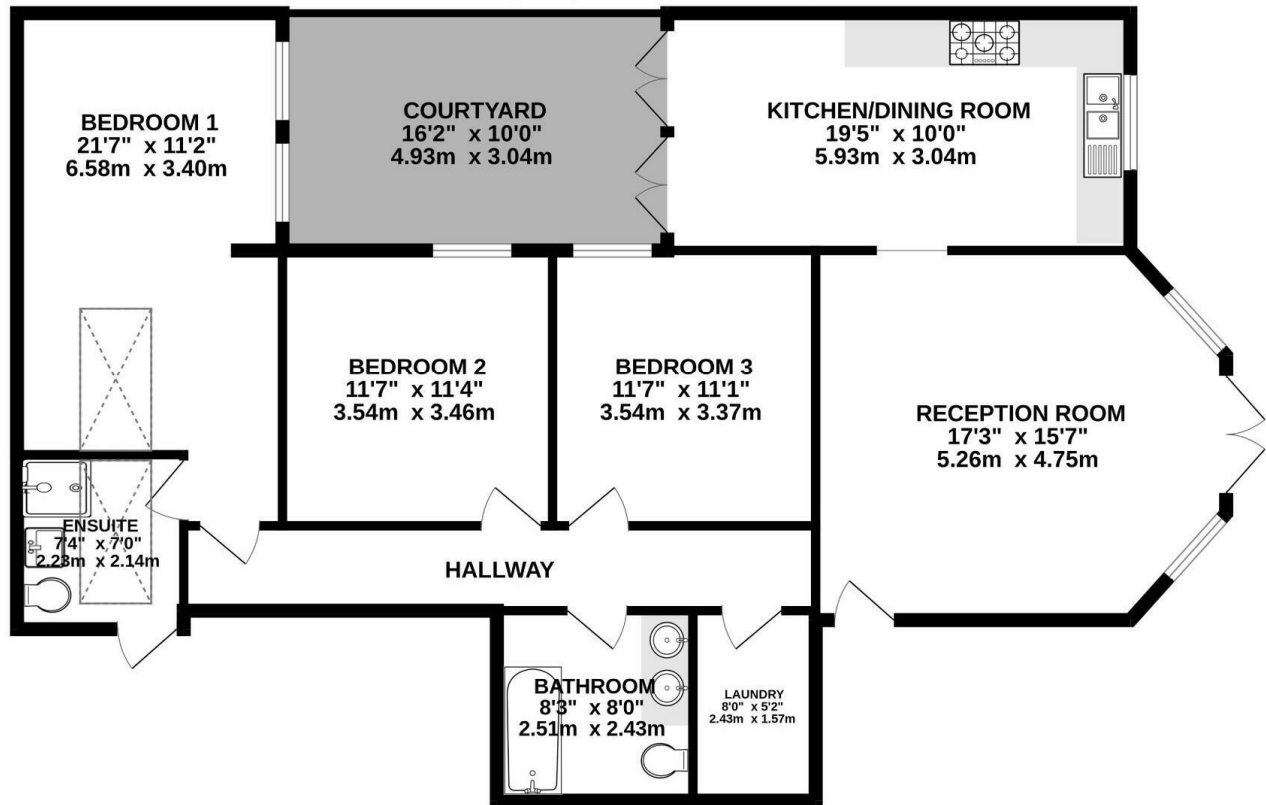


<https://www.winkworth.co.uk/sale/property/BLA260486>

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.



GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



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