

St. Johns Park, Blackheath, London, SE3

3 2 1

£795,000 *Share of Freehold*

An exceptionally spacious and beautifully presented three-bedroom top-floor apartment, extending to approximately 1,211 sq.ft, set within an impressive double-fronted Victorian house on this sought-after tree-lined road, just moments from the heath and Greenwich Park.

With a share of the freehold, off-street parking and access to a substantial communal garden, this is a particularly appealing home combining generous proportions, period character and stylish contemporary finishes.

KEY FEATURES

- top-floor Victorian conversion
- approximately 1,211 sq.ft of accommodation
- superb contemporary kitchen/dining room
- spacious reception with feature fireplace
- substantial communal rear garden
- off-street parking
- share of freehold





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An internal staircase leads up to a welcoming central hallway, from which the principal rooms are accessed. The superb reception room measures approximately 16'1 by 15' and features a large window, an attractive fireplace and fitted shelving. Glazed double doors connect this room to the kitchen/dining room, creating a wonderful arrangement for entertaining while retaining two distinct living spaces.



The impressive kitchen/dining room measures approximately 17'9 by 15' and is beautifully fitted with deep blue cabinetry, contrasting pale worktops, built-in appliances and a breakfast bar. There is ample space for a substantial dining table, while a further feature fireplace adds character to this stylish and sociable room.

The bedroom accommodation comprises two generous doubles and a third bedroom, currently arranged as a study. The principal bedroom measures approximately 14'11 by 11'9 and benefits from extensive mirrored wardrobes, while both double bedrooms feature attractive fireplaces.

A smart, fully tiled bathroom provides a bath and vanity storage, while a separate storeroom measuring approximately 8'4 by 7'10 offers an excellent amount of additional storage space.



To the rear of the building is a particularly large communal garden, predominantly laid to lawn and bordered by mature trees, shrubs and established planting, providing a lovely green setting in which to relax. Off-street parking is available to the front.

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. The DLR at Greenwich and the Jubilee line at North Greenwich provide further connections to Canary Wharf, the City and beyond.

Your earliest viewing is highly recommended.

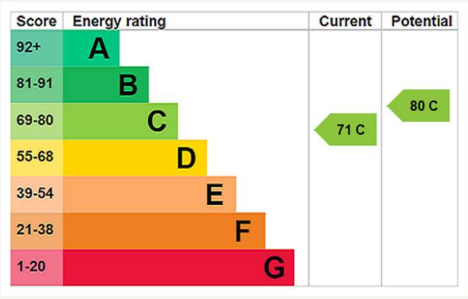
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 995 year and 0 months
Service Charge: £2400 per annum
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
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/BLA260464

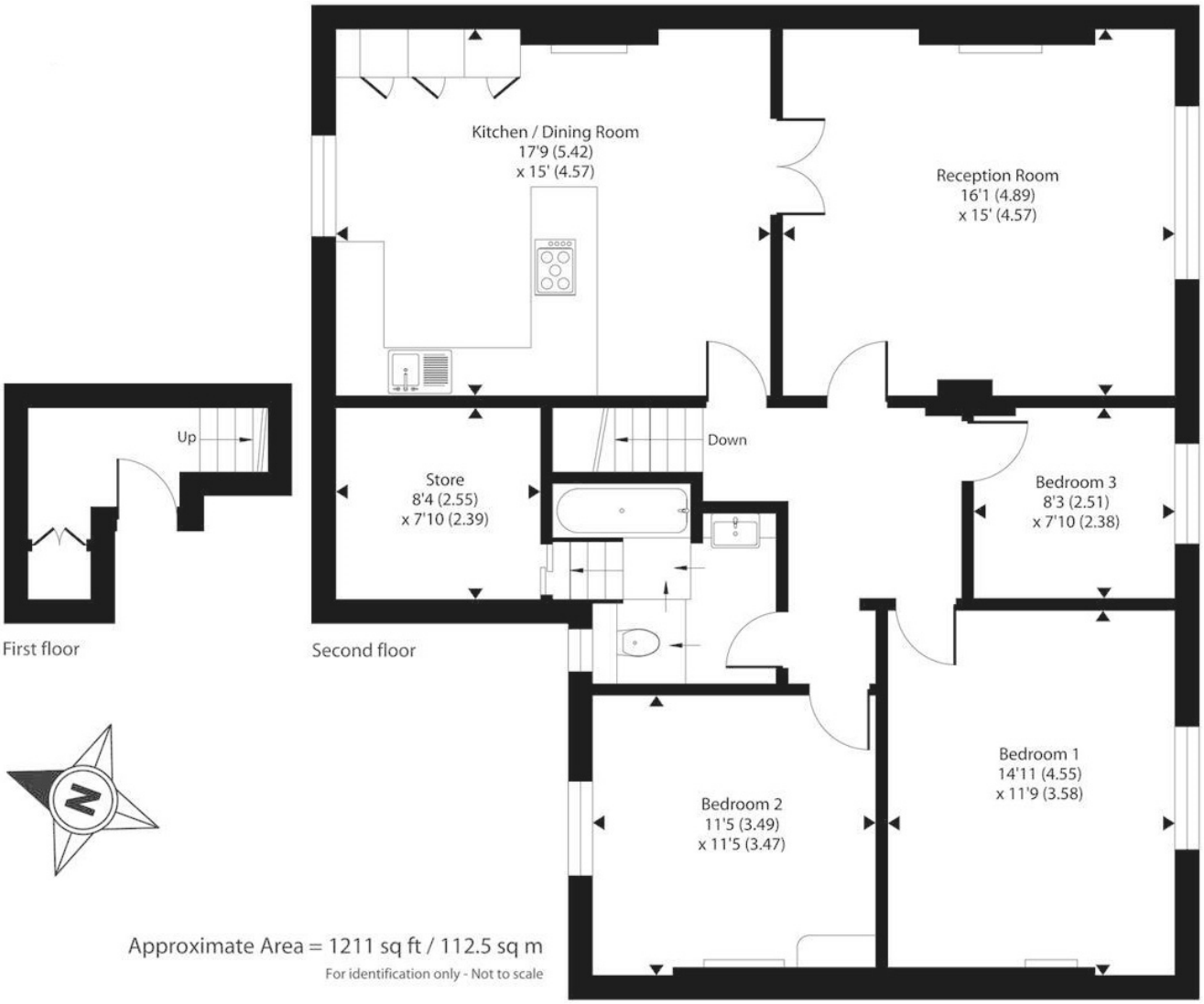
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.











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