



St Johns Park, Blackheath, London, SE3

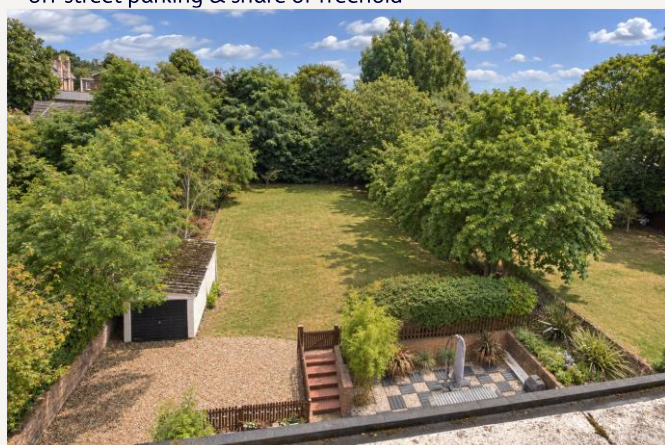
£700,000 *Share of Freehold*

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A truly stunning and beautifully presented two double bedroom, two bathroom split-level apartment, offering approximately 1,007 sq ft of stylish and generously proportioned accommodation, together with off-street parking and an impressive south-facing communal garden.

KEY FEATURES

- stunning split-level apartment
- two generous double bedrooms
- two stylish bathrooms
- over 1,000 sq ft
- bespoke deVOL kitchen
- south-facing communal garden
- off-street parking & share of freehold



Blackheath

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Occupying the second and third floors of an imposing detached Victorian building, the apartment has been finished to an exceptional standard throughout and combines elegant contemporary interiors with a wealth of character.

The heart of the home is the superb open-plan kitchen/reception room, extending to approximately 23ft and providing an excellent space for both everyday living and entertaining. The bespoke deVOL kitchen is finished with striking cabinetry, marble-style work surfaces and a large peninsula, while beautiful solid wood parquet flooring runs through much of the main level. Large windows provide plenty of natural light and there is ample space for both comfortable seating and a substantial dining table.

There are two generous double bedrooms arranged across the two floors with the main bedroom having bespoke fitted wardrobes for additional storage space, complemented by two beautifully appointed bathrooms. The principal bathroom is particularly impressive, with Calacatta marble tiling, twin basins and a freestanding-style bath, while the upper floor also provides an excellent amount of useful eaves storage. The apartment extends to just over 1,000 sq ft in total, giving it a wonderful sense of space rarely found in a two-bedroom property.

Outside, residents enjoy use of a large and beautifully maintained south-facing communal garden, providing an exceptional amount of outdoor space, while the property also benefits from off-street parking and a share of the freehold.

St Johns Park is one of the area's most attractive tree-lined roads, ideally positioned for Blackheath Common and Greenwich Park, with Blackheath Village and the amenities of Blackheath Standard also within easy reach. Transport connections are excellent, with access to Blackheath and Westcombe Park stations together with frequent bus services towards North Greenwich and its Jubilee Line.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 104 year and 0 months
Service Charge: £3000 per annum (covering gardening, cleaning of communal space, maintenance, buildings insurance and contributes to a sinking fund for bigger works)
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

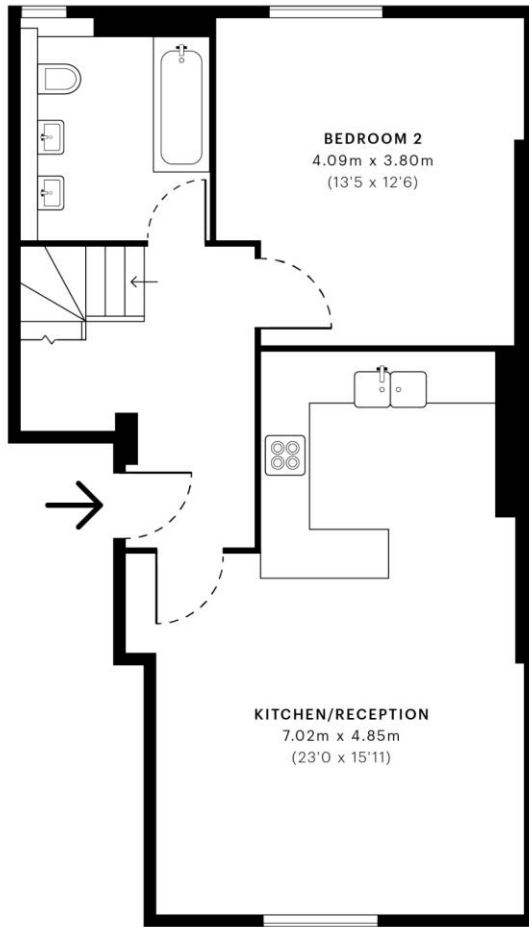
For more information, scan the QR code or visit the link below



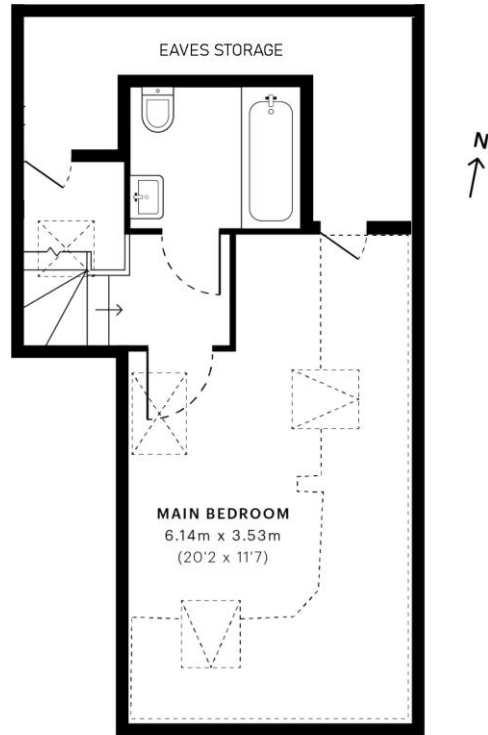
<https://www.winkworth.co.uk/sale/property/BLA260512>

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



— Third Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
89.07 sqm / 958.74 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
83.02 sqm / 893.62 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
9.43 sqm / 101.50 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.54 sqm / 920.74 sqft
IPMS 3C RESIDENTIAL 83.43 sqm / 898.03 sqft

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