



The Lawns, Blackheath, London, SE3

OIEO £350,000 *Share of Freehold*



A particularly rare and unusually spacious one-bedroom apartment, found on the first floor of The Lawns, one of Blackheath's most admired Art-Deco developments. Requiring refurbishment and sold chain free, the property offers an exciting opportunity to create an exceptional home and benefits from sole access to a substantial roof terrace and has a garage.

KEY FEATURES

- unusually large apartment
- substantial roof terrace
- generous reception room e
- private garage
- excellent potential and requiring refurbishment
- chain free and moments from Blackheath Village



Blackheath

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The accommodation extends to approximately 530 sq.ft, excluding the garage and terrace, and is centred around a bright and generously proportioned reception room with French doors opening directly onto the impressive roof terrace, measuring approximately 25 ft x 13 ft. Although the terrace does not form part of the property's legal demise, the apartment has sole and exclusive access to it.

There is a particularly large double bedroom, a separate kitchen, bathroom and welcoming entrance hall with useful built-in storage. The apartment now requires modernisation throughout but offers excellent proportions, plenty of natural light and considerable potential to redesign and improve to individual taste.

The Lawns is set behind mature communal gardens and offers residents' parking, a lift and a wonderfully peaceful setting just moments from Blackheath Village. Apartments of this size with such an exceptional outside space and private garage are rarely available, and this property is expected to attract considerable interest. Immediate viewing is highly recommended.

The property is located on the doorstep of Blackheath Village with its array of boutique shops, farmers' market, restaurants, bars and mainline station. The heath is just a few minutes' walk away, while the magnificent Royal Greenwich Park is approximately 0.7 miles from the property, with historic Greenwich town centre beyond.

Blackheath station provides regular services into London Bridge, Charing Cross, Cannon Street and Victoria, while Lewisham station and DLR are approximately 0.75 miles away, offering convenient connections to Canary Wharf and the City. The area is also well served by bus routes and is within easy reach of the O2 and North Greenwich.

A number of highly regarded schools are close by, including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High School, Colfe's and Eltham College, together with the Ofsted-rated "Outstanding" John Ball and St Margaret's primary schools.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 900 year and 0 months (currently being extended too)
Service Charge: £2938.03 per annum
Ground Rent: £ 90 Annually (subject to increase)
Council Tax Band: C
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	70 C	77 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

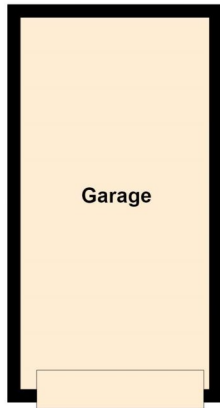


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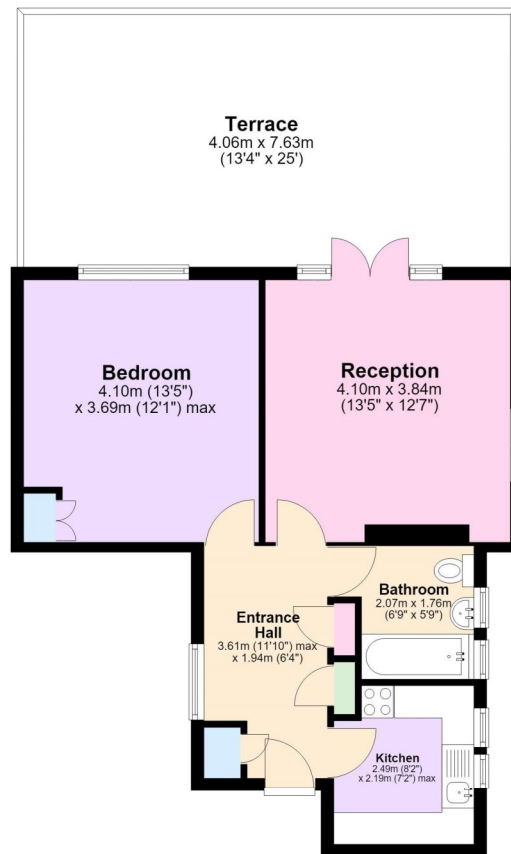
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Basement
Approx. 17.2 sq. metres (185.1 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.9 sq. feet)
(excluding Terrace)



Total area: approx. 66.4 sq. metres (715.0 sq. feet)

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