



Blackheath Park, Blackheath, London, SE3

Guide Price £700,000-£735,000 *Share of Freehold*



A huge and much larger than usual, three bedroom apartment with a double reception room found on the ground floor, and with direct garden access, within this sought after span development on one of Blackheath's most prestigious roads.

KEY FEATURES

- large "Span" apartment
- three bedrooms
- double reception room
- ground floor
- share of freehold
- communal gardens
- Cator Estate location



Blackheath

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The apartment opens to a broad entrance hall with excellent built-in storage, setting the tone for the generous proportions throughout. At the heart of the home is a superb double reception room that naturally zones for living and dining and enjoys a full wall of glazing onto the gardens. Wide doors give direct access to the much-coveted, south-facing communal lawns, creating a seamless indoor/outdoor feel that's perfect for everyday living as well as entertaining.

A separate kitchen sits just off the hall with a pleasant green outlook. It is perfectly serviceable as is, yet would clearly reward modernisation; there is obvious scope (subject to the usual consents) to re-plan or open the space to the reception for a contemporary, open-plan arrangement.

A quiet bedroom wing provides three well-proportioned bedrooms, two comfortable doubles and a versatile third room ideal as a guest room or study, all with tranquil views over the landscaped grounds. The main bedroom includes a shower. A family bathroom and multiple cupboards complete the layout. Overall, the property would benefit from updating, offering excellent potential to tailor and elevate this already impressive Span apartment.

The property further benefits from a share of the freehold, large communal gardens and a private external storeroom as well as a communal storage room.

This is a wonderful apartment with excellent potential and is sold chin free. Your immediate viewing is essential.



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 932 year and 0 months

Service Charge: £3,300 per annum

Council Tax Band: E

EPC rating: To be confirmed

Is the property listed: 0

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

Mobile signal: Good

Hallgate is a highly sought after Grade II listed Span built development designed by Eric Lyons and set on Blackheath Park, the flagship road on the prestigious private Cator Estate. The property is located just 0.3 miles from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.9 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

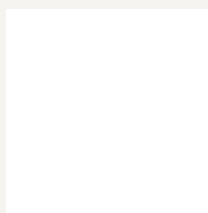
The popular Brooklands, (0.3miles) and John Ball Primary Schools, (0.5 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).

Local Authority: Greenwich

Tax Band: E



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



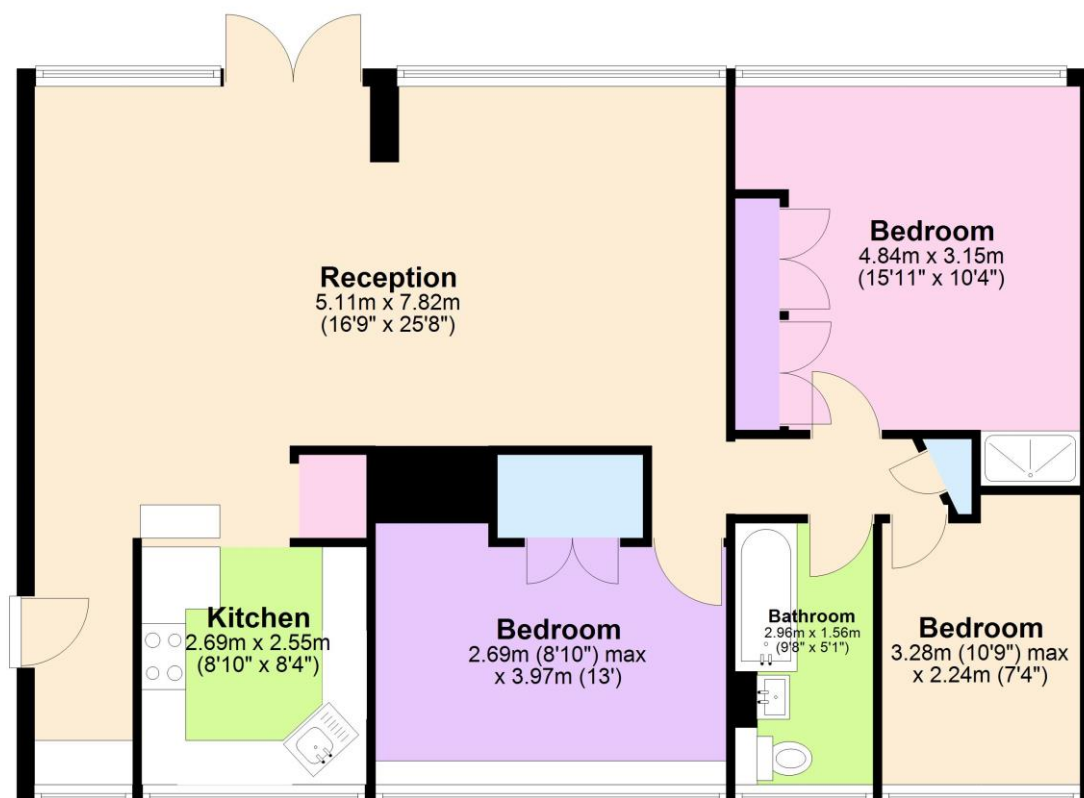
<https://www.winkworth.co.uk/sale/property/BLA250174>

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

Approx. 85.0 sq. metres (914.6 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 sq. feet)

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