



The Lawns, Blackheath, London, SE3

Guide price of £550,000-£600,000 *Share of Freehold*

A spacious three bedroom, ground floor apartment spanning 842 sq ft. located in this sought after Art Deco development just moments from Blackheath Village & Station, sold chain free.

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KEY FEATURES

- three bedrooms
- ground floor
- chain free
- 842 sq. ft
- garage
- moments from Blackheath Village





In fair condition with potential to enhance further the property briefly comprises; a large (14'10x12'8) and spacious reception room, three generously sized double bedrooms, the master measuring 15'1x10'10 in addition there is a modern kitchen as well as the family bathroom and separate WC. There is a large amount of storage throughout the apartment and there is the rare benefit of an allocated garage as well.

The property is located on the doorstep of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a few minutes walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from 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 (0.75 miles Lewisham), 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.

Close by 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 (1.4 miles) and Eltham College (2.4 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.



MATERIAL INFORMATION

Tenure: Share of Freehold
Service Charge: £4382.96 per annum
Ground Rent: £ 90 Annually (subject to increase)
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: mains supply
Sewerage supply: mains supply
Water supply: mains supply
Mobile signal:

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
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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



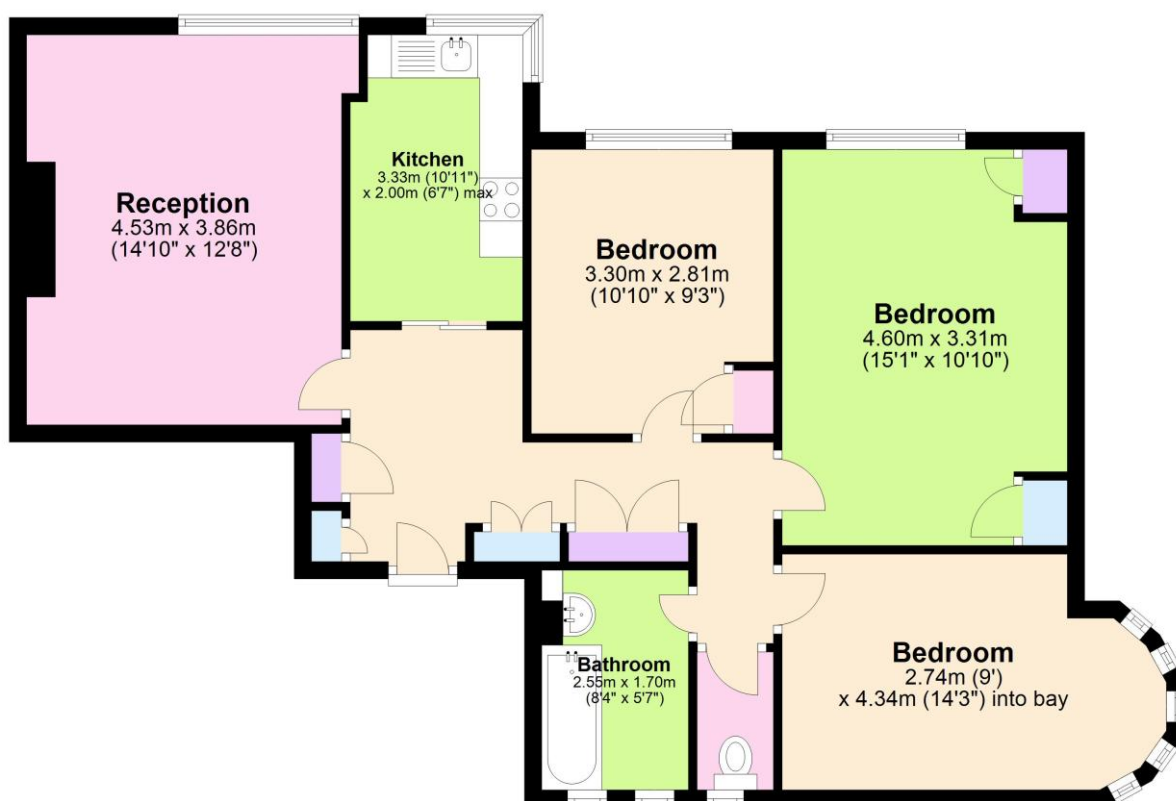
<https://www.winkworth.co.uk/sale/property/BLA260115>

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. 78.2 sq. metres (842.0 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)