



The Priory, Blackheath, London, SE3

£700,000 *Share of Freehold*



An exceptionally spacious three bedroom first floor apartment, occupying a particularly attractive position within this highly sought-after Span development on Blackheath's prestigious Cator Estate. Extending to approximately 991 sq ft, the property enjoys a wonderful leafy outlook, benefits from a garage en bloc and is sold chain free.

The accommodation is centred around the superb 25'9 x 16'11

KEY FEATURES

- exceptionally spacious apartment
- approximately 991 sq ft
- superb 25'9 double reception room
- wonderful leafy garden outlook
- garage en bloc and residents' parking
- chain free on the Cator Estate



Blackheath

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reception room, offering generous areas for both relaxing and dining. Large picture windows flood the room with natural light and frame views across the beautifully maintained communal gardens. The separate kitchen is well arranged with a good range of fitted units and further pleasant garden views.

There are three well-proportioned bedrooms, including two excellent doubles and a useful third bedroom that would also make an ideal home office or nursery. A family bathroom, separate WC and useful built-in storage complete the accommodation.

Further benefits include a garage en bloc, off-street parking within the development, sold with a share of the freehold and access to the beautifully maintained communal gardens.

The Priory is a highly regarded Span development designed by Eric Lyons, set just off Priory Park within the private Cator Estate. Its mature landscaping, open green spaces and distinctive mid-century architecture create a particularly peaceful setting, while remaining within easy reach of Blackheath Village.

Blackheath Village is approximately half a mile away, offering an excellent selection of independent shops, cafés, restaurants, bars, a farmers' market and mainline station. Trains provide frequent services into London Bridge, Cannon Street, Charing Cross and Victoria. The open heath and Greenwich Park are also nearby, together with a wide choice of highly regarded state and independent schools.

This is a wonderfully spacious apartment in one of the development's most attractive positions, and early viewing is highly recommended. Offered chain free.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 928 years remaining
Service Charge: £3,720
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
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: Can only be let for 6 months of the year

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



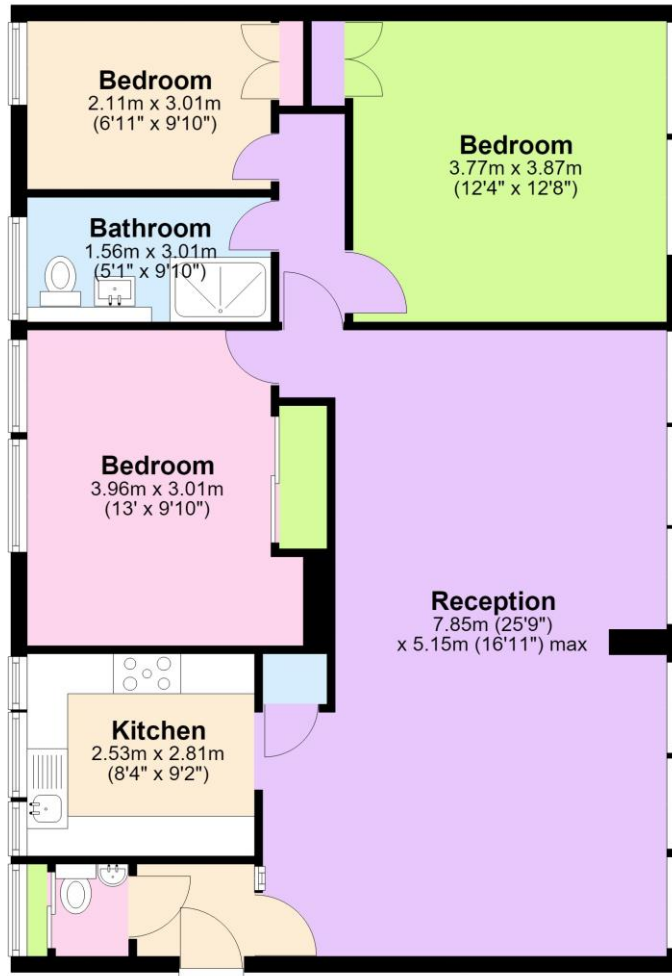
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



First Floor

Approx. 92.0 sq. metres (990.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)

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