



South Row, Blackheath, London, SE3

£850,000 *Share of Freehold*

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Set within a renowned Grade II listed development, this tastefully decorated and well-appointed three-bedroom property offers a calm, light-filled atmosphere, enhanced by a large picture window overlooking the landscaped communal gardens. A private garage en bloc provides additional convenience.

KEY FEATURES

- Grade II listed development
- three bedroom house
- opposite Blackheath common
- stunning condition
- open plan living room
- garage
- sought after location



Blackheath

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Arranged over two floors, the first floor opens into a generous dual-aspect reception spanning the full width of the house (approx. 26'5 x 18'3). Warm wood floors and bright windows give an effortless flow for living and dining. The semi open-plan kitchen is fitted with contemporary cabinetry, integrated appliances, and ample prep space, ideal for everyday life and easy entertaining.

Upstairs, three well-proportioned bedrooms provide ample storage and the hallmark flexibility these houses are loved for. As well as a smart en-suite shower room, there is a second bathroom off the landing. The property comes with a separate private garage providing secure parking and excellent storage.

Residents enjoy beautifully tended communal gardens which have been restored to their original 1963 design, with the open heath and duck pond literally on the doorstep for morning runs, dog walks, or impromptu picnics. Blackheath Village, Greenwich Park, and swift rail links are all close by.

A great example of these iconic homes, perfectly placed for the very best of Blackheath. Your earliest viewing is strongly advised.

South Row is a Grade II listed award winning development designed by the renowned Eric Lyons and nestled on the edge of the prestigious Cator Estate. It's set in a fantastic location situated opposite the Blackheath duck/boat pond and common. It is just a few minutes' walk into Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just over the heath with Greenwich town centre beyond. Greenwich 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, 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 within easy reach.

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 (1.5 miles) and Eltham College (2.5 miles) as are the very sought after All Saints and John Ball primary schools.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 935 year and 2 months
Service Charge: £2400 per annum
Council Tax Band: E
EPC rating: D
Is the property listed: Property is Grade II listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply

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 has 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



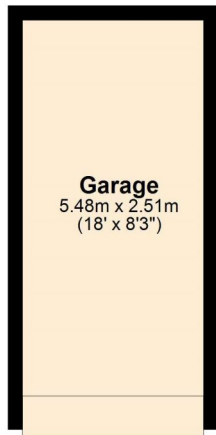
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



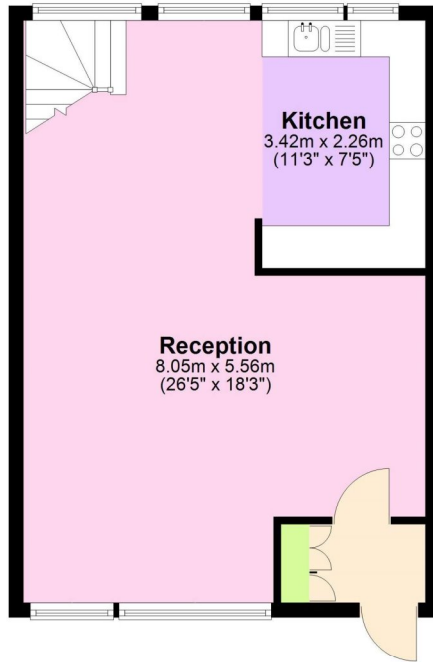
Ground Floor

Approx. 13.7 sq. metres (147.7 sq. feet)



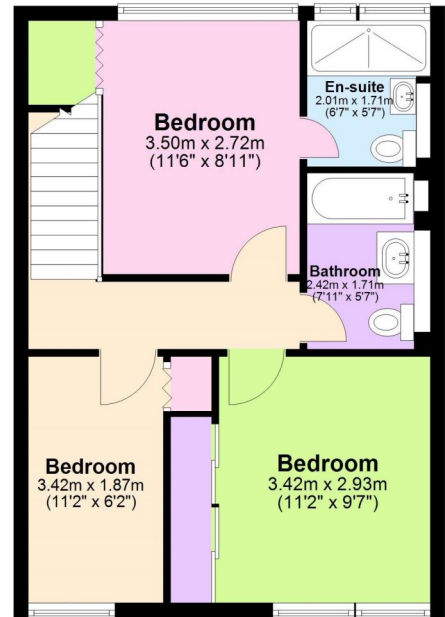
First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Second Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 103.2 sq. metres (1111.1 sq. feet)

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