



The Lawns, Blackheath, London, SE3

£699,995 *Share of Freehold*



A stunning and much improved three double bedroom apartment within this sought after Art-Deco development on the door step of Blackheath Village and station. Sold chain free.

A lift serves the building and the home sits behind mature communal gardens with residents' parking, giving a quiet, leafy outlook.

KEY FEATURES

- iconic Art-Deco building
- share of freehold
- three double bedrooms
- third floor with lift
- large double reception/dining room opening to private balcony
- extensively refurbished
- residents' gardens and parking



Blackheath

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Found on the third floor, the accommodation comprises; a large 15'0 x 11'9 reception room open to a 11'0 x 7'0 dining room with a south facing private balcony, creating an easy flow for everyday living and entertaining. A separate and very attractive modern kitchen is neatly designed with generous work surfaces and integrated appliances. There are three genuine double bedrooms: the principal measures 15'1 x 10'9 with the second enjoying a lovely bay. The family bathroom boasts a double walk in shower with an additional second separate WC with excellent built in storage within a long hallway. Having been extensively refurbished in the past 3 years the property is in excellent decorative throughout with wood block flooring, double glazed windows and gas central heating ensure year-round comfort. The apartment is one of the larger footprints within the development and extends to approx. 960 sq.ft (89.1 sq.m).

Residents benefit from landscaped communal gardens and plentiful unallocated parking within the development, with garages en-bloc occasionally available to rent or buy. Communal bike shed. The property is sold with a share of freehold. A rare combination of scale, heritage and thoughtful design, with a proper third bedroom that works brilliantly as an office or guest room. Immediate viewing is a must.



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: Leasehold
Term: 949 year and 11 months
Service Charge: £4571 per annum
Ground Rent: £ 90 Annually (subject to increase)
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not 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 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	72 C	78 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

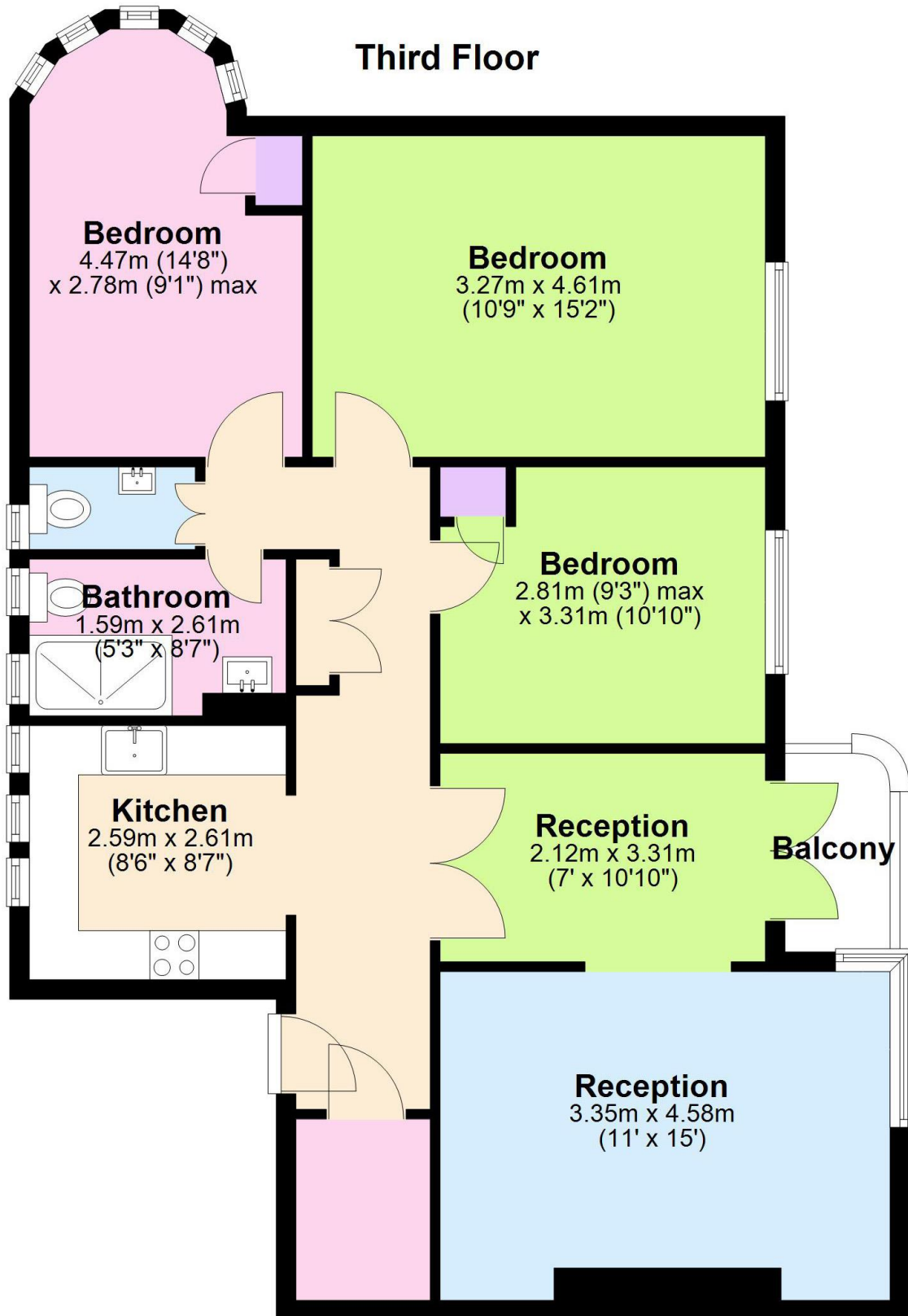


<https://www.winkworth.co.uk/sale/property/BLA250720>

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.



Third Floor



Total approx floor area: 968 sq.ft 90 sq.m

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