



ST JOHNS PARK, BLACKHEATH, LONDON, SE3 7TP
£470,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM
FIRST FLOOR FLAT LOCATED ON THIS BEAUTIFUL
TREE-LINED ROAD MOMENTS FROM BLACKHEATH
VILLAGE & GREENWICH PARK.**

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DESCRIPTION:

Spanning 754sq. ft the property briefly comprises; a large (18'6x12') reception/ dining room which leads onto the modern and fitted kitchen. There are two generously sized double bedrooms, the master measuring 14'10x10'11 with built in wardrobes and finally is the beautiful family bathroom.

Additional benefits include spacious communal gardens, residents parking and a garage en-bloc. This is a great apartment and your earliest viewing is highly recommended.

Located on a sought after beautiful tree-lined road, the property is just 150 metres from the heath and 400m metres from Greenwich Park, this is an outstanding location to take advantage of local amenities in almost all directions. Walking southwest, 0.6 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.8miles to the northwest you will find the historical Greenwich town centre. Finally, just 335 metres away is Blackheath Standard, with daily conveniences including M&S Food Hall. There are several highly sought-after Independent Schools close by 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). There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. Westcombe Park station also give access to Thameslink Services. The O2 area is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich, just one of the reasons why it's increasingly popular with professionals and commuters.

AT A GLANCE

- two bedrooms
- first floor
- 754 sq. ft
- moments from Greenwich Park
- garage
- close to Blackheath Village & station
- communal gardens
- beautiful road



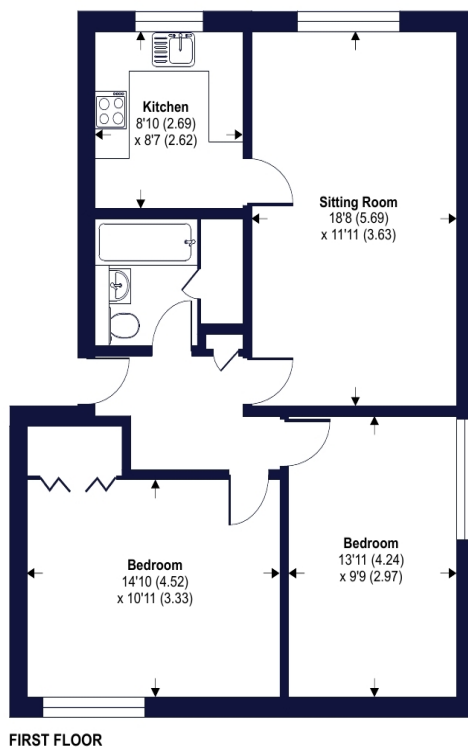




St. Johns Park, London, SE3

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Winkworth. REF: 1304954

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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