



Bennett Park, Blackheath, London, SE3

£375,000 *Leasehold*



A beautifully presented one-bedroom first floor Victorian conversion flat with a separate study, set within an attractive four-storey period house on the highly sought-after Bennett Park, in the very heart of Blackheath Village.

KEY FEATURES

- one-bedroom Victorian conversion flat
- separate study/dressing room
- bright south-facing lounge/diner
- modern fitted kitchen
- new 125-year lease
- chain free in central Blackheath Village



Blackheath

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Virtually Staged

The flat offers a lovely blend of period character and modern finish, with high ceilings, sash windows, cornicing and attractive walnut flooring. The accommodation is well planned and centres around a bright south-facing lounge/diner, creating a wonderful living and entertaining space with excellent natural light.

The kitchen is modern and well fitted, with wooden worktops and integrated appliances including a dishwasher, fridge freezer and washing machine, making excellent use of the space while retaining a warm and stylish feel.

The bedroom is a good-sized double and benefits from a useful separate study or dressing room just off it, offering valuable flexibility for working from home, additional storage or wardrobe space. There is also a modern shower room, finished in a clean contemporary style.

The property will be sold with a new 125-year lease and is offered chain free, making it an ideal first-time purchase, pied-à-terre or rental investment in one of Blackheath's most desirable locations.

Bennett Park is a sought-after address located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 900 metres away with Greenwich town centre beyond. Greenwich is steeped in history with the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others, with access to the DLR at 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 is increasingly popular with young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.

Close by are several highly sought-after independent schools including Blackheath Preparatory School, The Putney School, Heath House Preparatory School



MATERIAL INFORMATION

Tenure: Leasehold
Term: 125 year and 0 months
Council Tax Band: B
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: 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: 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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



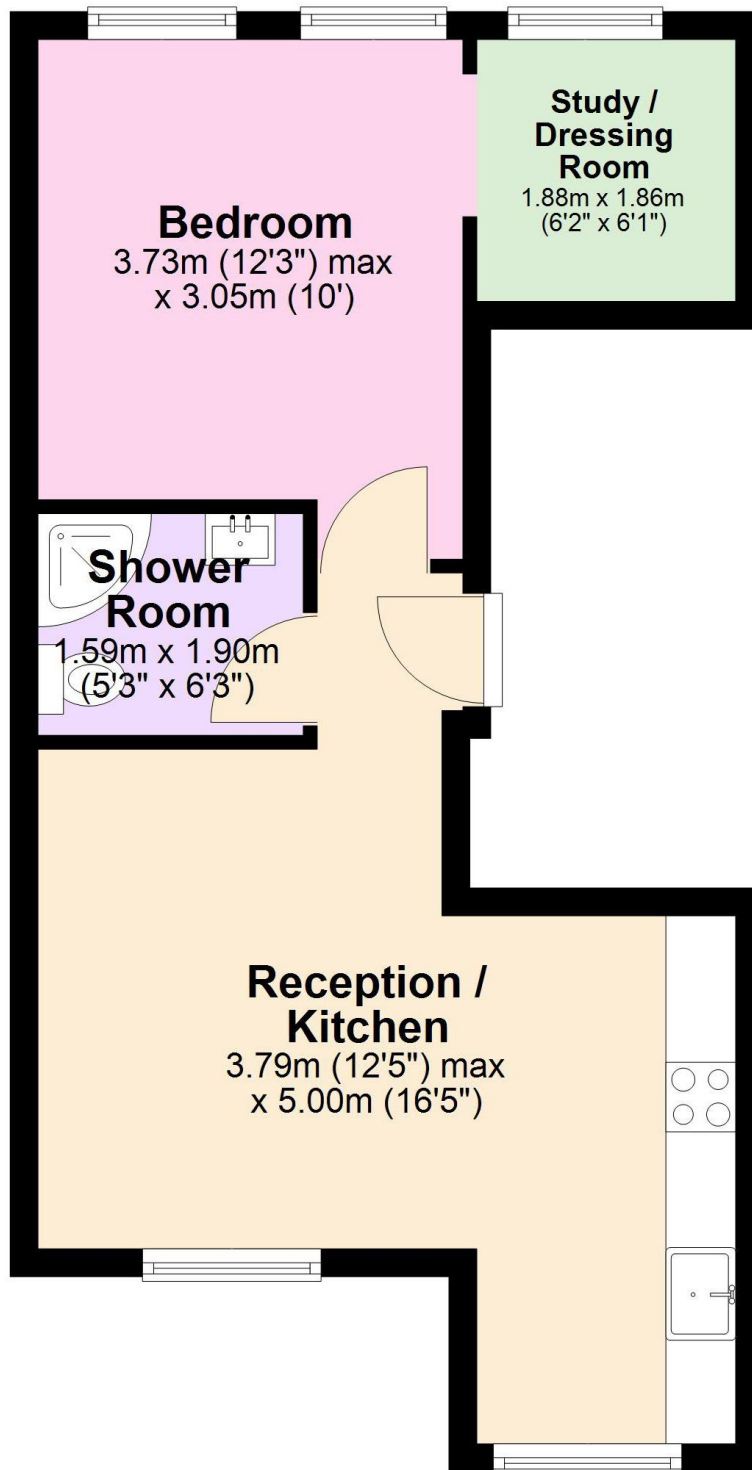
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 37.3 sq. metres (402.0 sq. feet)

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