



ST. JOHNS PARK, BLACKHEATH, LONDON, SE3 7TD
£850,000 SHARE OF FREEHOLD

A TRULY ELEGANT THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM APARTMENT OCCUPYING THE ENTIRE RAISED GROUND (HALL) FLOOR OF THIS STRIKING DETACHED PERIOD RESIDENCE, IDEALLY LOCATED JUST MOMENTS FROM THE OPEN HEATH AND GREENWICH PARK.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

This beautifully presented home offers almost 1,200 sq.ft. of well-proportioned living space and blends modern comfort with charming period detail. Features include grand ceiling heights, intricate cornicing, large sash windows, and solid wood flooring throughout much of the property.

At the heart of the home is a stunning double reception room with interconnecting living and dining areas, perfect for entertaining, enhanced by feature fireplaces and glorious natural light. The contemporary kitchen is smartly fitted with stone worktops, integrated appliances, underfloor heating, and ample storage. There are three bedrooms in total, including a large master with built in wardrobes and a gorgeous ensuite bathroom with freestanding roll top bath and a second spacious double. Finally, a luxurious shower room and an expansive central entrance hall complete the apartment. The property further benefits from a beautifully maintained and vast communal garden and off-street parking at the front.

This is an impressive home and will be very popular, your immediate viewing is advised. Video tour can be seen at Winkworth.co.uk

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. 0.8 miles 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.





Ground Floor

Approx. 109.3 sq. metres (1176.5 sq. feet)



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

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