



ST JOHNS PARK, BLACKHEATH, SE3 7TG
GUIDE PRICE £400,000-£425,000 SHARE OF FREEHOLD

**FOUND ON THE FIRST FLOOR OF THIS MODERN BUILDING
IN THIS PRIME LOCATION ON THE EDGE OF THE HEATH, IS
THIS SPACIOUS TWO DOUBLE BEDROOM, DOUBLE
RECEPTION ROOM APARTMENT SOLD CHAIN FREE.**

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DESCRIPTION:

Spanning 766 sq.ft. the property offers a very large double reception room with bay window and extending to 24'7, a separate modern kitchen with wooden worktops and two double bedrooms. There is a good size entrance hall with built in storage and a bathroom and separate WC. Features include wood flooring, gas fired central heating and double glazed windows.

Although could benefit from some modernising the property would make a great opportunity for a first-time buyer to put their own stamp on it or a perfect investment opportunity.

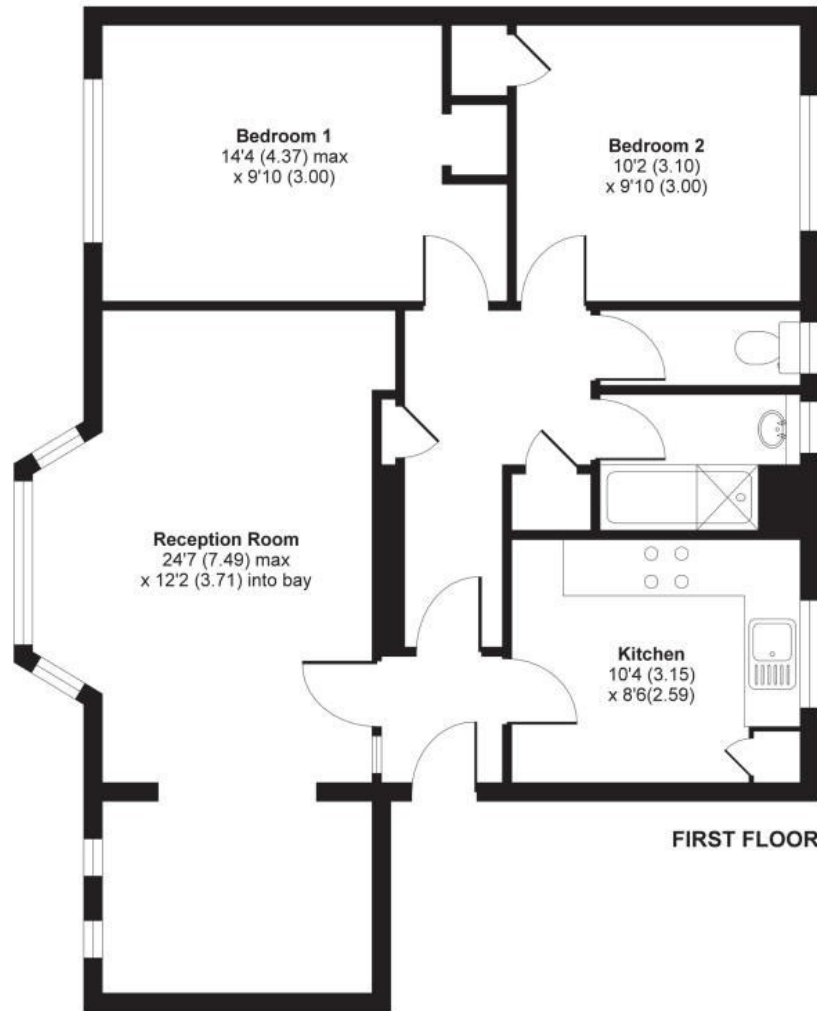
Located on a sought after beautiful tree-lined road just 50 metres from the heath and a stone's throw from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south west, just 0.6 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the north you will find the historical Greenwich town centre and Royal Greenwich Park is just 250 metres away. Finally, 0.27 miles to the west is Blackheath Standard, with daily conveniences including M&S Food Hall, Blackheath Station, Westcombe Park Station and Maze Hill Station are all just a short walk, with the DLR within easy reach from Greenwich.





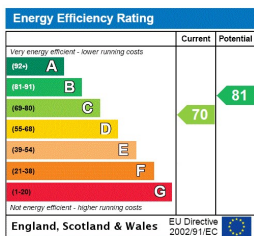
St. Johns Park, London, SE3

APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT 71.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.



Winkworth