



POND ROAD, LONDON, SE3 9JL  
**£895,000 LEASEHOLD**

SITUATED IN THIS PRESTIGIOUS CATOR ESTATE LOCATION JUST OFF THE HEATH WITHIN A SHORT WALK TO BLACKHEATH VILLAGE AND STATION, IS THIS SUPERB TWO DOUBLE BEDROOM APARTMENT SET ON THE HALL (RAISED GROUND) FLOOR OF THIS IMPRESSIVE VICTORIAN HOUSE WITH DIRECT ACCESS TO A LARGE COMMUNAL GARDEN, SOLD WITH A GARAGE AND CHAIN FREE.

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

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**DESCRIPTION:**

Features include; very high ceilings, herringbone style wood flooring, ornate cornicing, feature panelling, period fireplace, sash windows, shutters and gas fired central heating. The accommodation spans just under 800 sq.ft and briefly comprises; entrance hall, an elegant and very large 19'8 x 14'8 reception room with storage cupboard and French doors to the rear with direct access down to a huge communal garden. There is a good size separate kitchen with granite worktops, wooden units and butler sink, a bathroom, a 14'0 x 9'8 master bedroom and a generous second double bedroom with extensive built in wardrobes. The property further benefits from off street parking, a garage, and is sold chain free.

This is a superb period conversion and your immediate viewing is essential. There is no onward chain.

Pond Road is one of the most sought after addresses in Blackheath, is within the prestigious private Cator Estate and just 100 metres from the heath. The property is located just a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.62 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital.

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).

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, 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.

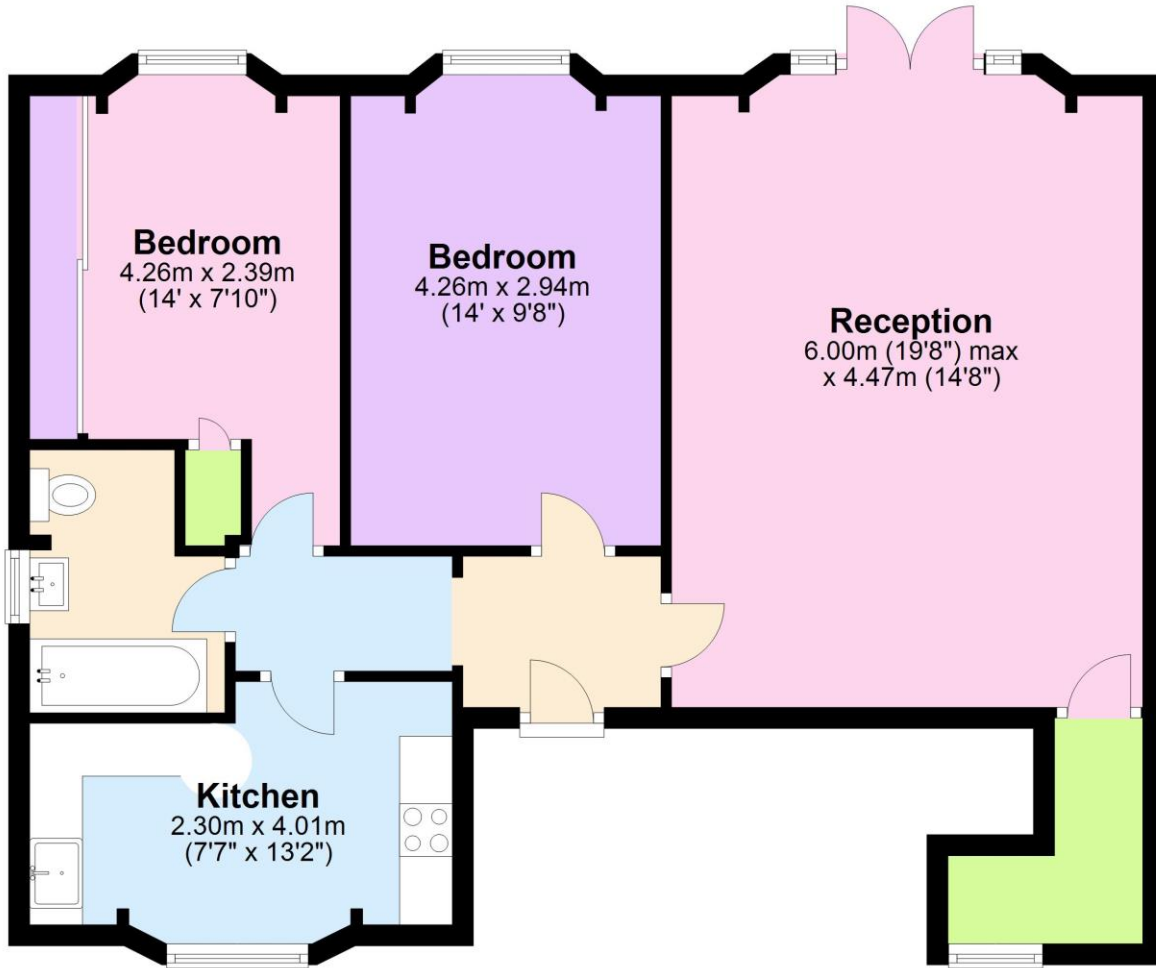






## Raised Ground Floor

Approx. 73.6 sq. metres (791.7 sq. feet)



Total area: approx. 73.6 sq. metres (791.7 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.

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