



**ST. JOHNS PARK, BLACKHEATH, LONDON, SE3 7JP**  
**GUIDE PRICE £1,500,000-£1,625,000 FREEHOLD**

**AN ELEGANT AND BEAUTIFULLY IMPROVED FIVE BEDROOM, THREE BATHROOM, TWO RECEPTION ROOM, SEMI-DETACHED VICTORIAN HOME WITH A SUPERB 90FT SOUTH FACING GARDEN AND OFF STREET PARKING FOUND ON THIS SOUGHT AFTER TREE-LINED ROAD JUST OF THE HEATH.**

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## DESCRIPTION:

This wonderful home over 2,000 sq.ft of accommodation and has been tastefully enhanced by the current owners while retaining its period charm.

On the ground floor, there is a large L-shape family room leading to traditional shaker-style kitchen and a second front reception room which currently serves as a study. Upstairs, the first floor has been reconfigured to provide a well-thought-out layout. A huge 16'10 x 14'5 master bedroom now enjoys private access to a large, elegant bathroom with bath and separate shower, via a dressing room-style passageway. A second double bedroom benefits from its own newly added en suite shower room, ideal for guests or older children. The second floor offers three further bedrooms, two of which are well proportioned doubles, and an additional bathroom, providing ample space for a growing family or home working needs.

The current owners have also undertaken a number of significant improvements, including the installation of new double-glazed timber sash windows with plantation shutters, new heating and hot water systems with new radiators and expensive external works including upgrades to the roof and the addition of a good-sized, insulated and boarded loft that offers excellent storage or future potential, subject to the usual consents.

To the rear and with side access, is a landscaped 90ft south facing garden with patio, lawn, flower beds, shed and children's play area. (play frame could be negotiated as part of the sale). There is a pretty garden and off street parking for two cars to the front.

This is an impressive home and will be very popular, your immediate viewing is advised.

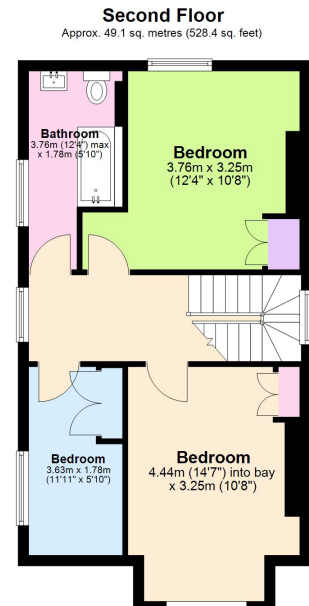
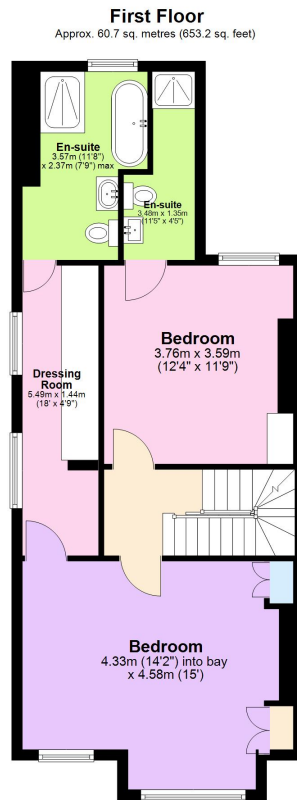
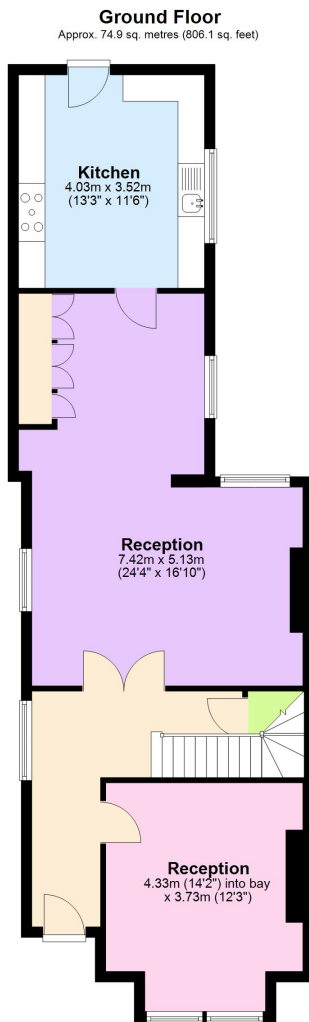
Located on a sought after beautiful tree-lined road, the property is just 650metres from the heath and 880 metres from Greenwich Park, this is an outstanding location to take advantage of local amenities in almost all directions. Walking southwest, 0.78 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 1 mile to the northwest you will find the historical Greenwich town centre. Finally, just 250 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.











Total area: approx. 184.7 sq. metres (1987.6 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             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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