



**THE PARAGON, BLACKHEATH, SE3 0NX
GUIDE PRICE £490,000-£510,000 SHARE OF FREEHOLD**

**A FANTASTIC AND LARGE ONE DOUBLE BEDROOM GEORGIAN
APARTMENT SET WITHIN THIS HISTORIC HEATH FACING
GRADE I LISTED BUILDING WITH OFF STREET PARKING AND
OUTSTANDING COMMUNAL GARDENS.**



DESCRIPTION:

The Paragon is an exceptional Grade I listed crescent of houses linked by colonnades fronting a private roadway off the Heath and built around 1798 by Michael Searles, having been the subject of post war restoration by Bernard Brown. The Paragon is described by Professor Abercrombie as the most important surviving example of Georgian architecture in the country.

Found on the first floor, the property offers scope to enhance with features including feature windows, high ceilings, cornicing, and gas fired central heating. The accommodation briefly comprises a very large and beautiful living room with period fireplace, alcove storage and feature window overlooking the vast communal gardens and beyond. There is a large master bedroom with built in wardrobes and a kitchen to the front, both with amazing views over the heath, and a bathroom.

This is an amazing apartment and is sold with a share of the freehold and chain free. Your immediate viewing is essential.

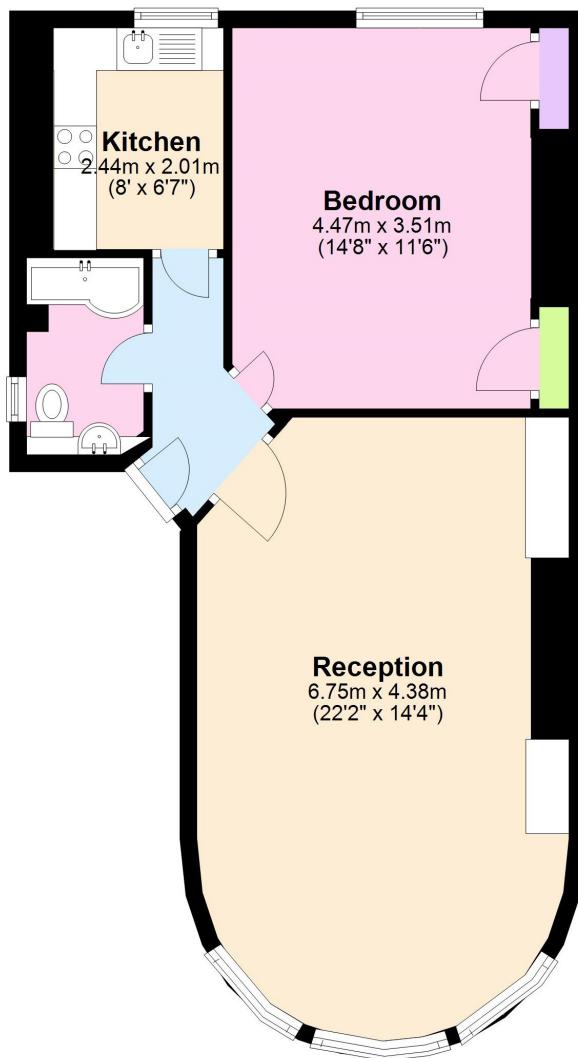
The Paragon is arguably one of Blackheath's most prestigious addresses and located just 20ft from the heath and 800 metres from Greenwich Park. Blackheath Village offers an array of boutique shops, farmers market, restaurants, bars and station. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, (0.85 miles 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's increasingly popular with young professionals and commuters. The O2 is also near by. 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 (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.





First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



Total area: approx. 51.9 sq. metres (558.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		