



PARAGON PLACE, BLACKHEATH, SE3 OSP
£400,000 LEASEHOLD

IN THIS OUTSTANDING LOCATION JUST 150 METRES FROM THE HEATH AND IN THE HEART OF BLACKHEATH VILLAGE, IS THIS BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE WHICH IS SOLD CHAIN FREE.

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

Winkworth

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DESCRIPTION:

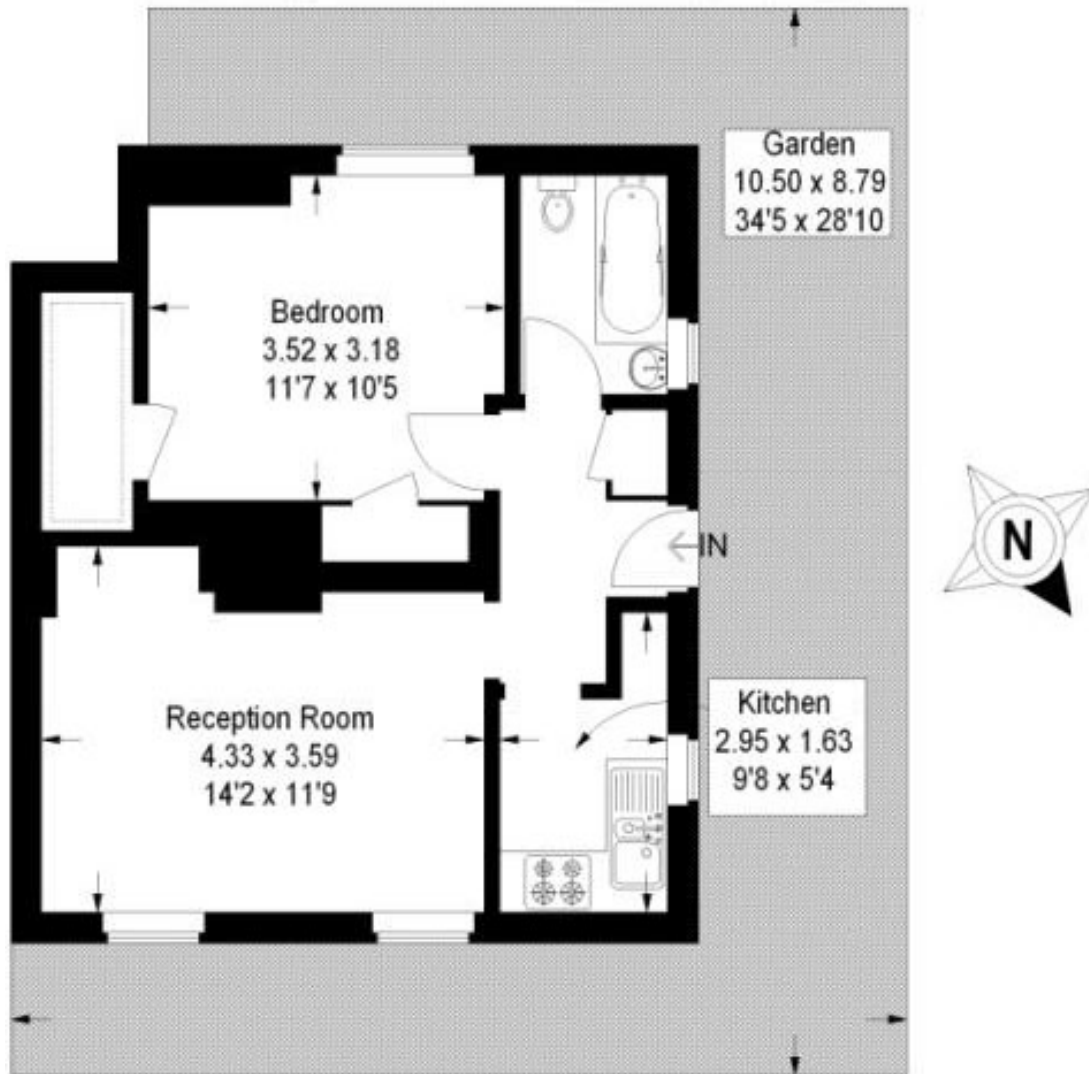
With a private entrance the accommodation comprises; a 14'2 x 11'9 reception room, separate modern kitchen, double bedroom with built in wardrobes and storage and an attractive modern bathroom. Outside there is a pretty garden which is not assigned to the property, but the current owner has enjoyed private use of. The property is in very good decorative order with double glazed sash windows and gas fired central heating.

This is a lovely home perfect for a first time buyer or buy to let investment and your earliest viewing is essential. Video tours can be seen at Winkworth.co.uk.


The property is located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 725 metres away 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. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 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.







Ground Floor

 = Reduced headroom below 1.5 mt / 5'0

Approximate Gross Internal Area
43.6 sq m / 469 sq ft

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	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

