



POND ROAD, BLACKHEATH, SE3 9JL

**OIEO £3,000,000 LEASEHOLD** (For sale: three leases plus potentially the freehold via separate negotiation)

**AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE THIS OUTSTANDING LATE GEORGIAN HOUSE LOCATED IN ONE OF BLACKHEATH'S MOST PRESTIGIOUS ROADS ON THE PRIVATE CATOR ESTATE AND JUST A SHORT WALK TO BLACKHEATH VILLAGE.**

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**Winkworth**

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See things differently





## DESCRIPTION:

The accommodation is currently arranged as:

- Garden Flat (No 3) - Private entrance to the front, large 18'4 x 14'3 reception room with direct access to the garden, a 13'5 x 10'5 master bedroom with built in wardrobes, two further bedrooms, a modern kitchen and bathroom.
- Hall Floor Flat (No 2) - Entrance hall, an elegant and very large 19'8 x 14'8 reception room with French doors to the garden. There is a good size separate kitchen, a bathroom, 14'0 x 9'8 master bedroom and a generous second double bedroom with extensive built in wardrobes.
- First and Second Floor Flat (No 1) - An entrance at the hall floor level with stairs up to the first floor landing. A 13'9 x 14'3 rear reception room and a 10'1 x 8'3 dining room leading to a separate kitchen. There is a large 13'9 x 12'10 master bedroom, a second bedroom and bathroom. Finally there is a large double bedroom on the second floor.

To the rear is a very large garden with off street parking and each apartment has a garage. At the front are mature trees and shrubbery with additional parking.

This is a wonderful opportunity to reinstate this impressive period home which would span circa 3,000 sq.ft.

N.B To confirm, this would be the sale of the three leasehold apartments and garages. The freehold is potentially available via a separate negotiation. Please contact the office for further information.

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 with the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. 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).

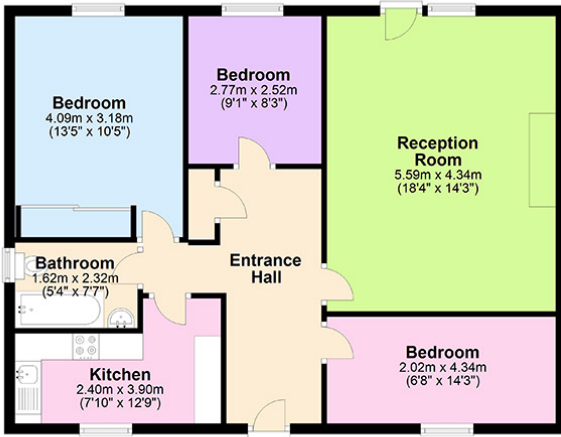
There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, Thames river foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it is increasingly popular with young professionals and commuters. The O2 is also close by.







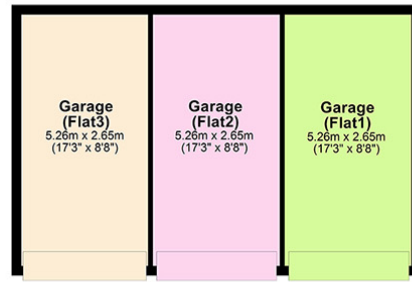
**Lower Ground Floor**  
Approx. 78.6 sq. metres (845.7 sq. feet)



Total area: approx. 78.6 sq. metres (845.7 sq. feet)

**Garages**

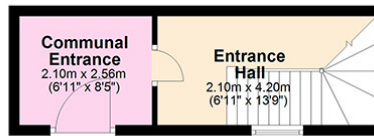
Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 42.9 sq. metres (461.4 sq. feet)

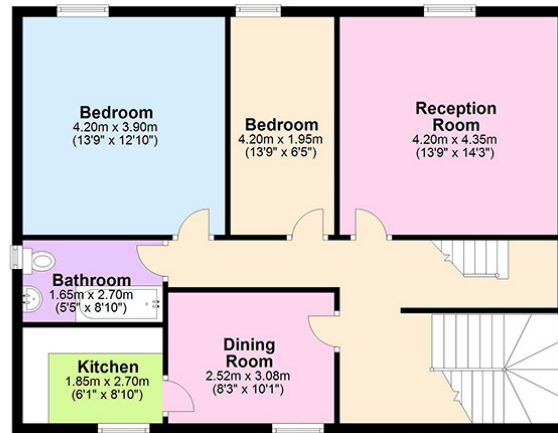
**Ground Floor**

Approx. 14.4 sq. metres (155.0 sq. feet)



**First Floor**

Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 112.5 sq. metres (1211.3 sq. feet)

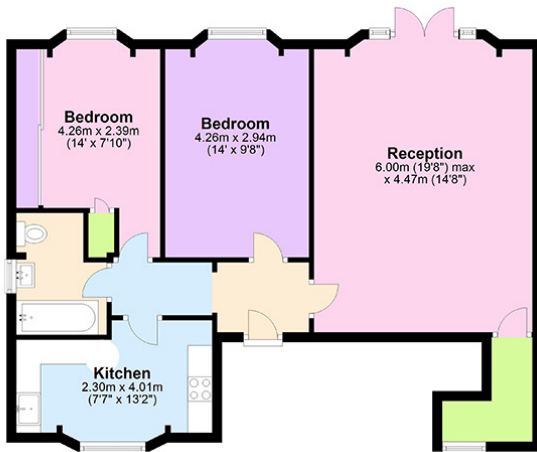
**Second Floor**

Approx. 17.2 sq. metres (184.9 sq. feet)



**Raised Ground Floor**

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



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

**Total approximate size: 3,310 sq.ft (307.63 sq.m)**

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		Energy Efficiency Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential	Current	Potential
53	78	59	80	51	70

