



THE PARAGON, BLACKHEATH, SE3 0NZ
£1,695,000 SHARE OF FREEHOLD

RARE TO THE MARKET IS THIS BEAUTIFUL AND VAST, FOUR BEDROOM, TWO BATHROOM GEORGIAN SPLIT LEVEL APARTMENT WITH DIRECT ACCESS ONTO THE AMAZING COMMUNAL GARDENS SET WITHIN THIS HISTORIC HEATH FACING GRADE I LISTED BUILDING WITH OFF STREET PARKING LOCATED A STONES THROW FROM BLACKHEATH VILLAGE AND STATION.

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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.

Spanning 1,974 sq. ft the property (originally two separate flats) has been configured to give four bedrooms, three reception rooms and two bathrooms which offers versatility throughout. Entering on the hall floor you are greeted by a spacious (15'5x13'1) reception room with high ceilings and sash window overlooking the communal gardens, the 19'x10'11 master bedroom also offers high ceilings and wonderful views onto the Heath. There is also the main family bathroom and utility room. The garden floor is accessed internally via a spiral staircase and also has its own front door accessed via the communal hallway and offers three further bedrooms, a second reception room with beautiful bay window and rarely seen curved glass, the kitchen, from which you have direct access onto a south facing patio and an additional dining room. There is also a shower room and separate cloakroom. This is an amazing home and your earliest viewing is highly recommended. Video tours can be seen at winkworth.co.uk

The Paragon is arguably Blackheath's most prestigious address directly fronting the open heath and is just a few minutes walk into Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just over the heath with Greenwich town centre beyond. Greenwich 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.

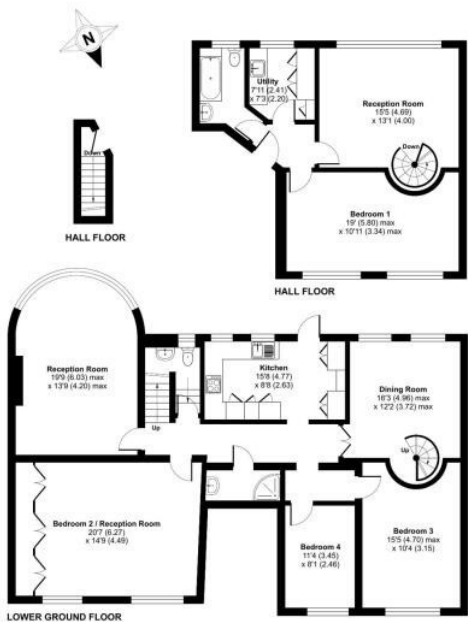
There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR, bus (Including the new Superloop), riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also within easy reach. 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 very sought after All Saints and John Ball primary schools.





The Paragon, London, SE3

Approximate Area = 1974 sq ft / 183.3 sq m
For identification only - Not to scale



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 | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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