



## Bennett Park, Blackheath, London, SE3

Guide Price £500,000-£535,000 *Share of Freehold*



A superb and spacious one double bedroom, lower ground floor period conversion with its own private entrance and direct access to its own private rear garden (circa 20ft), set on this prime Blackheath Village road and sold chain free with a share of freehold.

### KEY FEATURES

- period conversion with private entrance
- private rear garden (c.20ft) + ownership of front garden
- spacious reception room
- share of freehold
- chain free
- prime central village location
- very close to the station



### Blackheath

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

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This appealing home offers well-proportioned accommodation, blending period charm with practical modern living. The layout briefly comprises: a generous reception room, a large double bedroom with direct access to the private garden, a fitted kitchen, and bathroom. A particularly useful bonus is the large store room beyond the kitchen, tucked beneath the front steps, providing excellent additional storage that's rarely found in similar flats.

The private garden is ideal for morning coffee, entertaining friends, or simply enjoying a quiet escape, all just moments from the Village. The property also owns the front garden.

Share of freehold and chain free, this is an ideal first-time purchase, London base, or buy-to-let investment. Your earliest viewing is highly recommended.

Bennett Park is a sought after address 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 900 metres away 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.

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 nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.



MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 968 year and 0 months  
**Service Charge:** adhoc  
**Ground Rent:** £ 0 Annually  
**Council Tax Band:** D  
**EPC rating:** D  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply

**Rights & Easements:**  
**Does the property have any easements:** Property does not have easements  
**Does the property have public rights of way:** Property does not have public rights of way across the property  
**Does the property have restrictions:** Property does not have restrictions

**Flooding:**  
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years  
**Last flood date:**  
**Does the property have flood defences:** Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



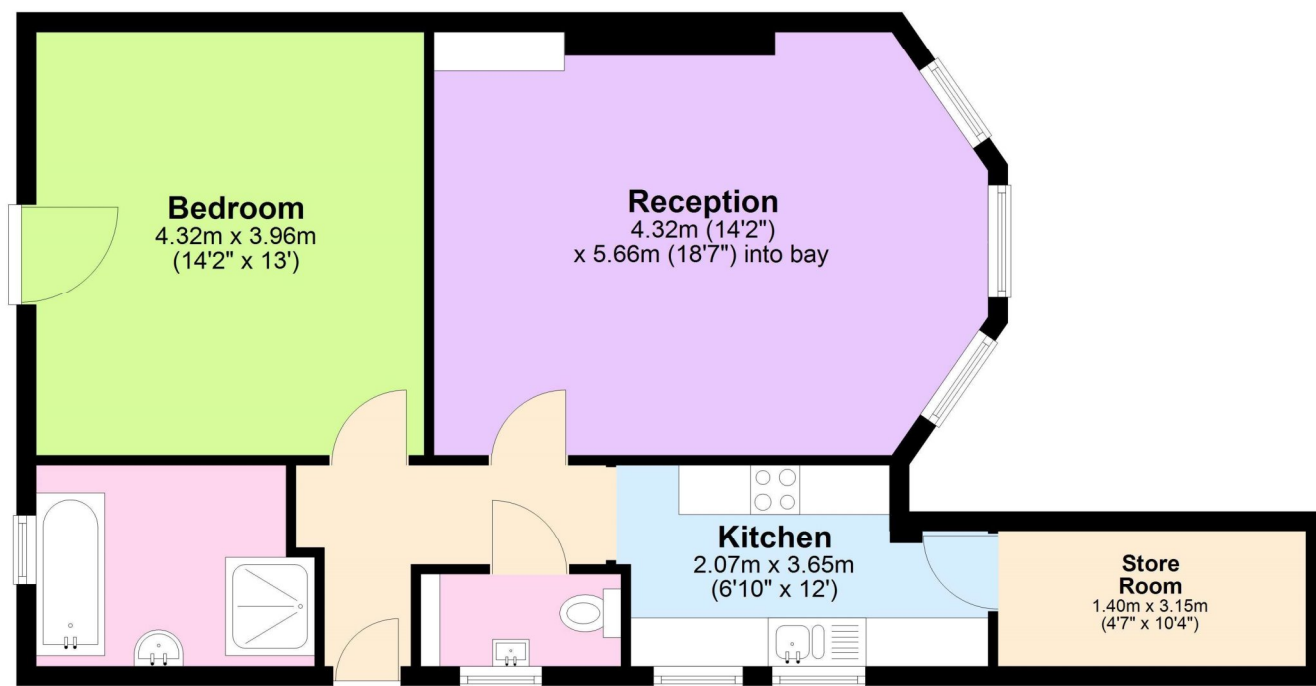
<https://www.winkworth.co.uk/sale/property/BLA260088>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



## Lower Ground Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



Total area: approx. 65.5 sq. metres (705.2 sq. feet)

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