



The Paragon, Blackheath, London, SE3

Offers in excess of £2,350,000 *Share of Freehold*

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An exceptional and rarely available house forming part of The Paragon, one of the most important and visually striking addresses in Blackheath. Believed to be the largest property within this iconic Georgian crescent, this remarkable home extends to approximately 3,254 sq.ft / 302.3 sq.m and offers wonderfully elegant accommodation arranged over three expansive floors, combining grand Georgian proportions with an incredible sense of character and history.

KEY FEATURES

- Five Bedrooms
- Three Receptions
- Four Bathrooms
- Stunning Grounds
- Heath Fronting
- Extensively Refurbished



Blackheath

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The ground floor is particularly impressive, entered via a welcoming hallway with a beautiful sweeping staircase rising through the house. There is a magnificent reception room of outstanding proportions to the front, together with a substantial dining room to the rear, creating superb formal entertaining space. The kitchen sits centrally between the two and works brilliantly for day-to-day living, while throughout this floor there is a wonderful feeling of volume, light and architectural charm.

The first floor provides two bedrooms and bath/shower room facilities, including a stunning principal room with excellent proportions, while the overall layout offers both flexibility and balance. The lower ground floor adds enormously to the house's appeal, with two further large rooms, a generous lounge, office, utility room and additional bath/shower room space, making it ideal for family living, guest accommodation, working from home or a variety of lifestyle needs.

What makes this home especially special is the scale and atmosphere throughout. The rooms are beautifully proportioned, the staircase is a standout feature, and the house has that rare combination of grandeur and warmth that is so difficult to find. Every floor offers a sense of elegance, while the layout remains practical and versatile for modern living.



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.

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.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 999 years from 04.01.2007
Service Charge: £4131.48 per annum
Reserve fund: £4843.40 pa (5-yearly exterior painting, roof and window repairs)
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: H
EPC rating: F
Is the property listed: Property is listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property has 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 has 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
Is object modified: False

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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.





Ground Floor

First Floor



Lower Ground Floor

Approximate Gross Internal Area

Lower Ground floor = 1678 sq. ft. (155.9 sq. m.)

Ground floor = 905 sq. ft. (84.1 sq. m.)

First floor = 671 sq. ft. (62.3 sq. m.)

Total = 3254 sq. ft. (302.3 sq. m.)

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