



PARAGON PLACE, BLACKHEATH, LONDON, SE3 0SP
£750,000 LEASEHOLD

**A SUPERB AND LARGER THAN USUAL, THREE BEDROOM
 SPLIT LEVEL HOME WITH A PRIVATE WEST FACING FRONT
 GARDEN LOCATED IN THIS OUTSTANDING LOCATION IN
 THE HEART OF BLACKHEATH VILLAGE.**

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

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DESCRIPTION:

The accommodation is arranged over two floors with a private entrance and comprises a spacious 19'9 reception room and a very good size modern kitchen breakfast room with range style oven and feature flooring. Upstairs are three bedrooms including two dual aspect double bedrooms and an attractive modern bathroom. The property further benefits from the use of a good size loft and a private landscaped 26'6 front garden. The property is in excellent decorative order with feature panelling, wood flooring, double glazed sash windows, plantation shutters and gas fired central heating system.

This is a lovely home and your earliest viewing is essential. Video tour can be seen at Winkworth.co.uk

Paragon Place is a highly sought after and outstanding location 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 800 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from 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 (4 minute walk) giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (1 mile 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 is the Ofsted "outstanding" John Ball and Brooklands primary schools.







GROSS INTERNAL AREA (GIA)
The footprint of the property
87.71 sqm / 944.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes vestibules, restricted head height
81.69 sqm / 879.30 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 86.99 sqm / 936.35 sqft
IPMS 3C RESIDENTIAL 82.77 sqm / 890.93 sqft

SPEC ID: 6214b05946fd90de8ef7afe

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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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