



ROYAL PARADE, BLACKHEATH, LONDON, SE3 0TL
£795,000 LEASEHOLD

WITH OUTSTANDING HEATH FRONTING VIEWS AND OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 100 YEARS! IS THIS IMPRESSIVE AND HUGE, THREE DOUBLE BEDROOM, TWO BATHROOM SPLIT LEVEL MAISONNETTE WHICH HAS BEEN RECENTLY REFURBISHED AND SET IN THE HEART OF BLACKHEATH VILLAGE AND 'VILLAGE LIFE' INCLUDING 27 EXCELLENT RESTAURANTS, BARS, ARTISAN CAFÉS AND PUBS.

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

Winkworth



DESCRIPTION:

With a private entrance on the ground floor the accommodation comprises; A large living room on the first floor with a good size separate modern kitchen with integrated appliances and separate WC on the half landing. The second floor offers a separate modern utility room with washing machine and tumble dryer on the half landing, a modern bathroom and shower room and a large double bedroom to the front. Finally there is a very large double bedroom and a third double bedroom on the top floor. All of the bedrooms have built in wardrobes, with the two large front bedrooms and the living room, benefiting from outstanding views over the open heath. The property is in excellent decorative order with high ceilings, sash windows, blinds, period fireplaces, coving and gas fired central heating. The property is sold chain free and will have a new 999 year lease.

This is an incredible and extremely rare property in a much coveted location and your immediate viewing will be essential. Video tour can be seen at Winkworth.co.uk.

The property is located in the heart of Blackheath Village amongst an array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 680 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. 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 (0.85 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 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 are the Ofsted "outstanding" John Ball and St Margarets primary schools.

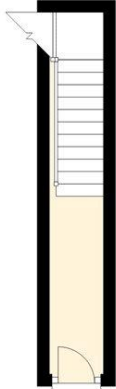
AT A GLANCE

- large maisonette
- heath fronting
- three double bedrooms
- two bathrooms
- stunning views
- newly refurbished
- chain free
- in heart of village
- 999 year lease

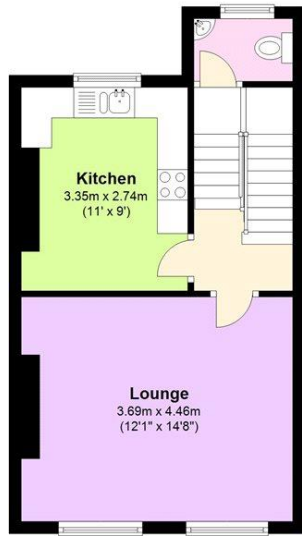




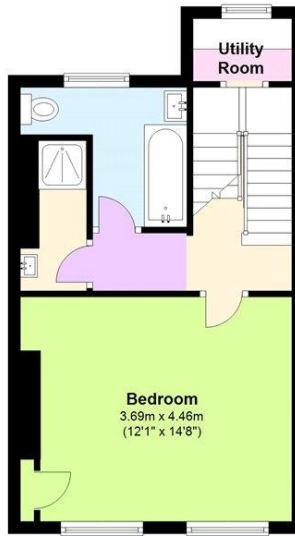
Ground Floor
Approx. 5.3 sq. metres (56.9 sq. feet)



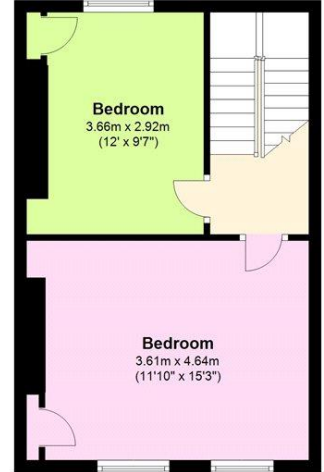
First Floor
Approx. 33.7 sq. metres (362.6 sq. feet)



Second Floor
Approx. 33.7 sq. metres (362.3 sq. feet)

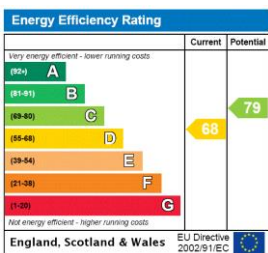


Third Floor
Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

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.



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See things differently

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