



SWEYN PLACE, BLACKHEATH, LONDON, SE3 0EZ
GUIDE PRICE £525,000-£550,000 SHARE OF FREEHOLD

WITH ITS OWN PRIVATE ENTRANCE AND BEAUTIFULLY PRESENTED, IS THIS LARGE THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT SET JUST OFF BLACKHEATH PARK, THE FLAGSHIP ROAD OF THE PRIVATE CATOR ESTATE

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DESCRIPTION:

Recently updated by the current owners, the apartment combines classic proportions with a fresh, contemporary finish. Floor-to-ceiling double-glazed windows fill the 940 sq. ft. interior with natural light, creating an airy and inviting feel throughout.

A generous hallway with large storage cupboard leads to a bright reception room with lovely views across the manicured communal gardens. The separate kitchen has been modernised and features sleek units, ample worktop space and quality integrated appliances. To the rear, three peaceful double bedrooms include two with built-in wardrobes. The stylish bathroom has been recently renovated and features a double walk-in shower, WC, and vanity with storage.

While not officially demised, the owners have enjoyed use of a quiet seating area outside their living room. The apartment also benefits from residents' parking, communal gas central heating, a share of the freehold, and is offered chain-free.

This is a bright, stylish and spacious apartment in a prestigious location, with scope to personalise further. Early viewing is highly recommended.

Sweyn Place is a popular and leafy 1960's development set at the end of Blackheath Park, the flagship road of the prestigious private Cator Estate. The property is located just 0.56 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. Blackheath Station offers direct access to London Bridge, Charing Cross, and Victoria, with DLR, Overground, riverboat, and bus services also nearby. Canary Wharf, the City, and the O2 are within easy reach — making this an ideal location for professionals and commuters.

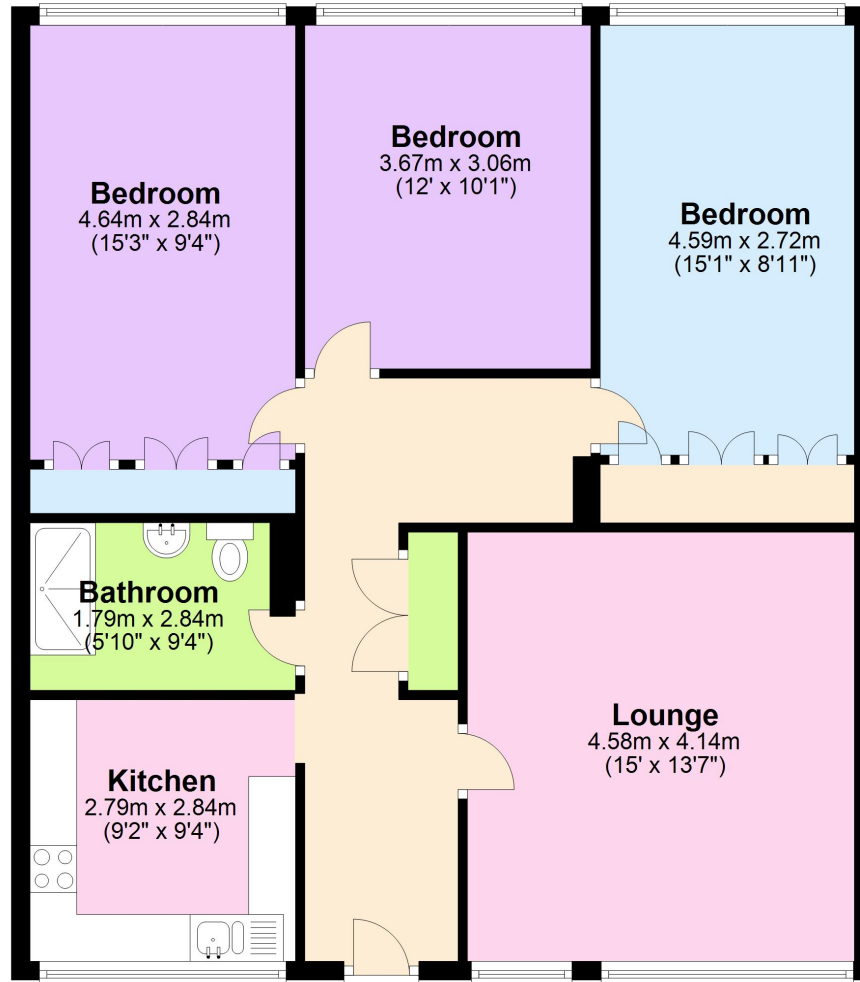
Families are well served by an excellent selection of state and independent schools including the Ofsted "Outstanding" Brooklands and John Ball Primary Schools, Blackheath Preparatory School, The Pointer School, Heath House, Blackheath High (Junior and Senior), Colfe's (1.4 miles), and Eltham College (2.4 miles).





Ground Floor

Approx. 88.1 sq. metres (948.5 sq. feet)



Total area: approx. 88.1 sq. metres (948.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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