



## Blackheath Park, Blackheath, London, SE3

£795,000 *Share of Freehold*

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A beautifully modernised and spacious, two double bedroom apartment occupying the entire garden floor of this impressive, white stucco-fronted Grade II listed Georgian house on the flagship road of the prestigious Blackheath Cator Estate.

Built in 1826 and originally named "Blenheim House", once home to Thomas Dyer and later converted in 1938.



**Blackheath**

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Found on the ground floor and with a private entrance, the accommodation is beautifully balanced, with a welcoming hallway leading through to a large reception room where tall sash windows, a marble fireplace and bespoke shelving provide a refined focal point, all complemented by parquet flooring that runs throughout the apartment. The kitchen/breakfast room has been completely re-fitted in a contemporary style with integrated appliances and, crucially, enjoys direct access onto the garden, perfect for morning coffee or summer suppers with the doors open.

A real highlight is the garden itself: while it is a shared space for the building, only two of the four flats have direct access, meaning in practice it is predominantly enjoyed by this apartment and the one immediately above. It's also thoughtfully arranged to be split into two halves, making it exceptionally easy to share. Generously proportioned, it lends itself brilliantly to entertaining, outdoor dining, or simply letting children run around, and set within a private estate, it benefits from an unusually quiet, peaceful atmosphere.

There is a generous master bedroom and a smaller second double, making the layout ideal for sharers, guests or working-from-home flexibility. The bathroom is particularly well finished, featuring a separate shower and bath, along with underfloor heating for added comfort.

This is a wonderful apartment and is sold chain free.

Blackheath Park is the flagship road of the private Cator Estate and the property is located just 0.25 miles from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. The fabulous Royal Greenwich Park is just 0.75 miles 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. As well as good local primary and secondary state schools, there 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 (1.4 miles) and Eltham College (2.4 miles). There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, 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 close by.





## MATERIAL INFORMATION

**Tenure:** Share of Freehold

**Term:** tbc

**Service Charge:** tbc

**Ground Rent:** £ tbc

**Council Tax Band:** tbc

**EPC rating:** To be confirmed

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains

**Sewerage supply:** Mains

**Water supply:** Mains

### 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:

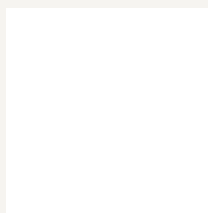
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

**Last flood date:**

**Does the property have flood defences:** Property does not have flood defences



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

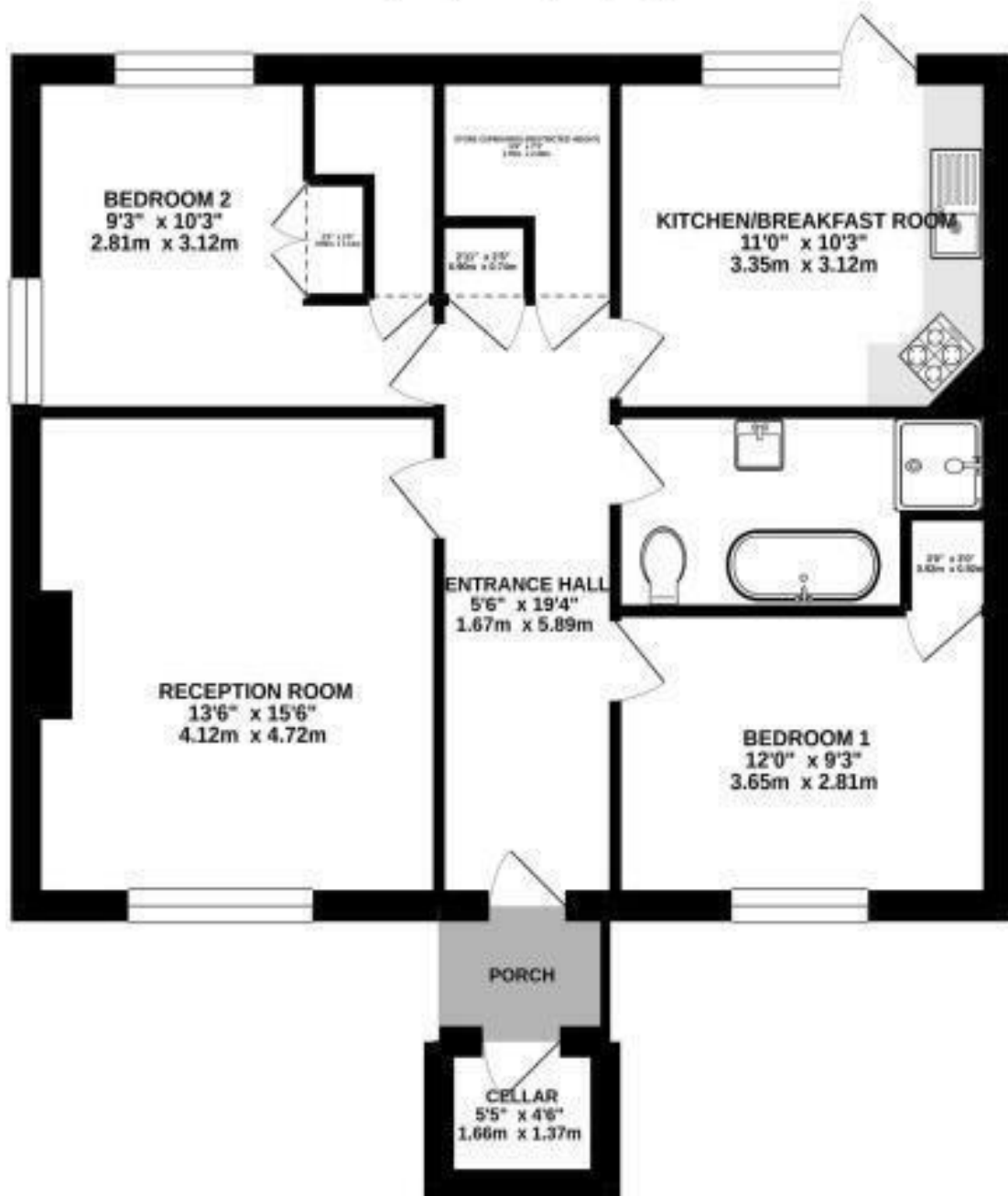


<https://www.winkworth.co.uk/sale/property/BLA250626>

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  
854 sq.ft. (79.3 sq.m.) approx.



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