



REGENTS PLACE, BLACKHEATH, LONDON, SE3 0LX
GUIDE PRICE £2,000,000-£2,100,000 FREEHOLD

SET WITHIN THIS EXCLUSIVE PRIVATE CUL-DE-SAC WITH FANTASTIC VIEWS OF THE HEATH AND THE PARAGON, IS THIS ABSOLUTELY STUNNING FOUR DOUBLE BEDROOM, THREE BATHROOM DETACHED MODERN HOME.

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DESCRIPTION:

The property has been extensively refurbished by the current vendors and is in excellent decorative order throughout. Features include; double glazed windows, plantation shutters and a nest heating system with gas fired central heating and underfloor heating to the ground floor.

Arranged over three floors the accommodation briefly comprises; a spacious entrance hall with cloakroom, a very large kitchen diner with gorgeous luxury kitchen with island and marble tops, a utility room and reception room. To the first floor is a superb 14'10 x 16'2 reception room with superb views over the heath and leading to an 18ft study. The remainder of this floor boasts a beautiful master suite with huge double bedroom with built in wardrobes and a large ensuite bathroom. The top floor offers three further bedrooms, one of which ensuite, and a further modern bathroom. To the rear is a well-kept garden and there is a garage and off street parking space to the front.

This is an impressive modern home in a very desirable location and your immediate viewing is essential.

Regents Place is a highly sought after private cul-de-sac comprising of just five modern homes and is situated opposite the heath and just a short walk into Blackheath Village and Station and a few minutes' walk from Greenwich Park. Close by are several sought-after schools including Blackheath Prep, Blackheath High School and the Pointer School.

AT A GLANCE

- detached modern home
- private cul-de-sac
- four bedrooms
- three reception rooms
- three bathrooms
- luxury kitchen
- recently refurbished
- great location facing the Heath
- superb views







Total area: approx. 239.1 sq. metres (2673.7 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	67

England, Scotland & Wales EU Directive 2002/91/EC

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