



St. Josephs Vale, Blackheath, London, SE3

£975,000 *Freehold*



Within a very short walk of Blackheath Village, the station and the heath, an impressive and extended, four/five bedroom, two bathroom, modern house with a study and a garage, and sold chain free.

KEY FEATURES

- beautiful home
- extended
- four/five bedrooms
- two bathrooms
- popular development very close to village
- garage en bloc
- garden



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The accommodation comprises to the ground floor; entrance hall with storage cupboards and downstairs WC, a good size study room which could also work as a fifth bedroom, a small utility room and a stunning kitchen/diner to the rear. The kitchen boasts stone worktops, integrated appliances, wine cooler, breakfast bar with skylights and bi-folding doors to a delightful low maintenance garden. The first floor offers a large living room (again can work as a fifth or even sixth bedroom if required), a double bedroom with built in wardrobes and a modern family bathroom. The top floor provides a large master bedroom with built in wardrobes and ensuite shower room and two further bedrooms. There is also a garage en-bloc via rear access from the garden. The property has been extensively refurbished in recent years and is in excellent decorative order with wood flooring, double glazed windows, plantation shutters, partial under floor and gas fired central heating.

This is a superb home and your immediate viewing is strongly recommended.

MATERIAL INFORMATION

Tenure: Freehold

Service Charge: £1100 per annum *tbc

Council Tax Band: F

EPC rating: C

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

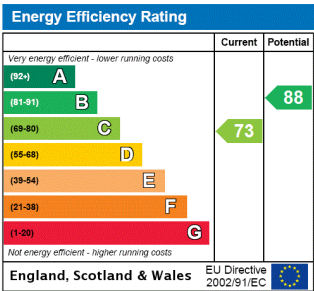


St Joseph's Vale is a popular private development with a strong community feel, tucked away just 0.25 miles from the heart of Blackheath Village. The village offers an array of boutique shops, independent cafés, restaurants, traditional pubs, and a bustling weekend farmers' market, all combining to create a genuine sense of village life within London.

Just a short stroll away lies the open expanse of the heath, with the magnificent Royal Greenwich Park beyond, approximately 0.6 miles from the property and easily accessed via a private lane from the development. Greenwich town centre offers a charming mix of riverside ambience, historic architecture, and cultural attractions including the Royal Observatory, the National Maritime Museum, the restored Cutty Sark, and the impressive Old Royal Naval College. The covered Greenwich Market is one of London's finest, drawing visitors from across the capital.

Blackheath Station provides fast and regular services into London Bridge, Charing Cross, Cannon Street and Victoria, while Lewisham Station (approximately 0.75 miles away) offers access to the DLR, connecting directly to Canary Wharf and Bank. The area is also well-served by buses, and alternative transport options nearby include the riverboat, foot tunnel, and Emirates cable car. With Canary Wharf, the City, and the West End all within easy reach, it's no surprise the area remains a firm favourite among young professionals and commuters.

Families are equally well-catered for, with an impressive selection of schools nearby. These include the Ofsted "Outstanding" rated John Ball and St Margaret's primaries, as well as highly regarded independent schools such as Blackheath Preparatory School, The Pointer School, Heath House, Blackheath High Junior and Senior Schools, Colfe's (1.4 miles), and Eltham College (2.4 miles).



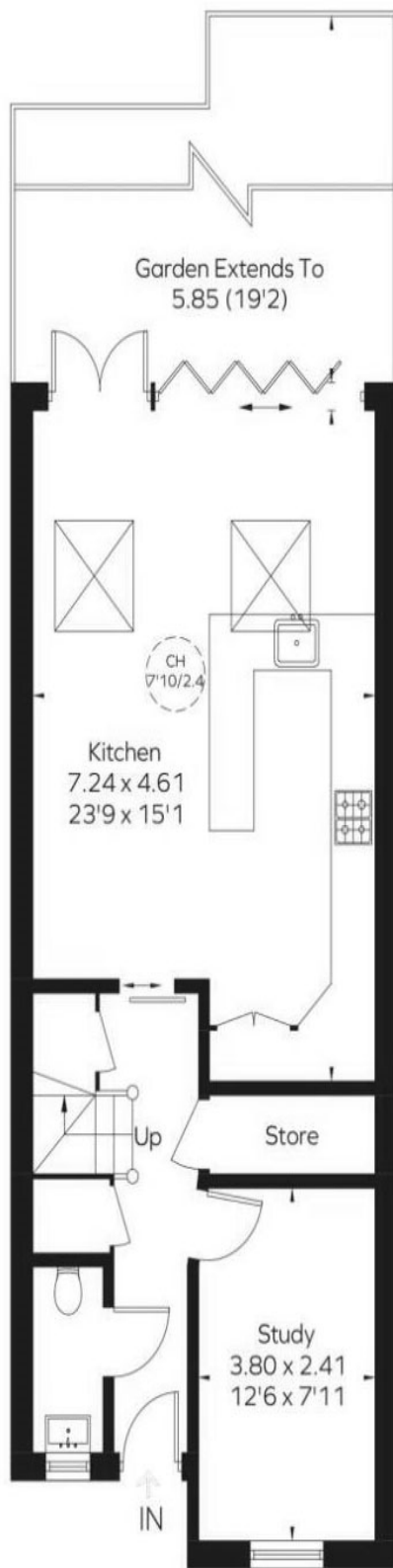
For more information, scan the QR code or visit the link below



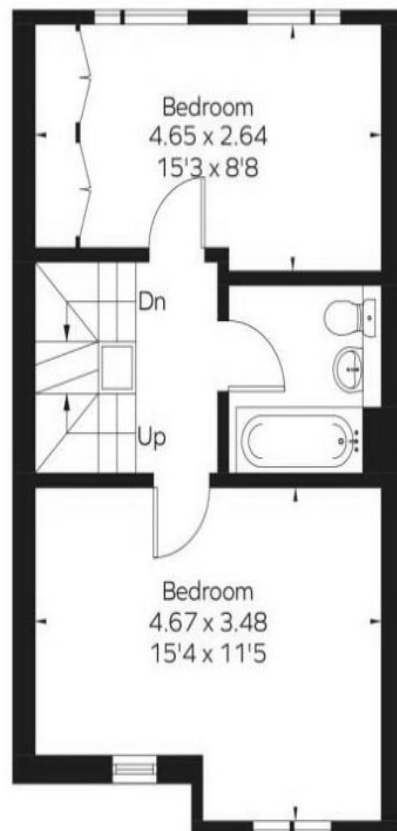
<https://www.winkworth.co.uk/sale/property/BLA210524>

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



First Floor



First Floor

Approximate Gross Internal Area

Ground floor = 593 sq. ft. (55.1 sq. m.)

First floor = 408 sq. ft. (37.9 sq. m.)

Second floor = 422 sq. ft. (39.2 sq. m.)

Total = 1423 sq. ft. (132.2 sq. m.)

CH 7'10/2.4 = Ceiling Height

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.