



## Stratheden Road, Blackheath, London, SE3

Guide Price £700,000-£750,000 *Share of Freehold*

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Set on the second floor of the ever-popular Bardon Lodge and enjoying the use of a wonderfully wide communal garden, this beautifully presented two double bedroom, two bathroom apartment spans approximately 1,003 sq ft (93.2 sq m) and is flooded with natural light throughout.

### KEY FEATURES

- approx. 1,003 sq ft / 93.2 sq m of well-planned accommodation
- stunning 22' open-plan reception/kitchen with vaulted ceiling
- two genuine double bedrooms
- use of a large communal garden
- very close to the heath
- off street parking



**Blackheath**

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A welcoming entrance hall (with smart wood flooring and recessed lighting) leads through to the real heart of the home: an impressive 22' open-plan reception/kitchen with a vaulted ceiling and rooflights that pull sunlight deep into the space. There's excellent room to both relax and entertain, with distinct seating and dining areas, while the kitchen is stylish and practical with extensive fitted units, generous worktop space and a central island that works perfectly for day-to-day living.

Both bedrooms are genuine doubles. The master bedroom enjoys the benefit of a contemporary en-suite shower room, while the second bedroom is equally well-proportioned and served by a sleek main bathroom with bath and overhead shower. The overall finish is crisp, modern and turnkey, with a calm, airy feel that's enhanced by the apartment's top-floor position.

Outside, residents have access to the expansive communal garden, a standout feature of Bardon Lodge, offering a rare sense of greenery and space, ideal for summer downtime, families, or simply escaping the pace of London.

Further features are off street parking and the property is sold with a share of the freehold.

The property is very convenient for transport links with Blackheath train station (0.73 miles) and Westcombe Park station (0.58 miles) nearby and buses stopping for North Greenwich tube station (1.8 miles). Blackheath Common, (125 yards), and Royal Greenwich Park (500 metres) are both just a short walk. Blackheath Village with its array of boutiques, restaurants, bars, and farmers market is just a few minutes' walk and the daily conveniences of Blackheath Standard including M&S food hall only 200 yards away.





MATERIAL INFORMATION

Tenure: Share of Freehold  
Service Charge: £2,862  
Council Tax Band: D  
EPC rating: D  
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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

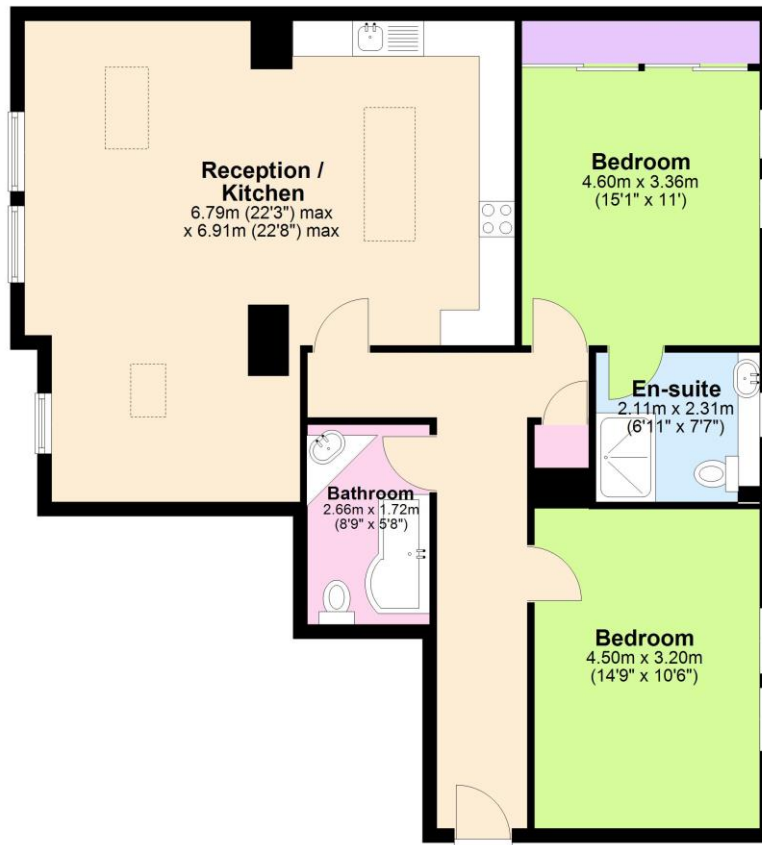


<https://www.winkworth.co.uk/sale/property/BLA250080>

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.

## Second Floor

Approx. 93.2 sq. metres (1003.4 sq. feet)



Total area: approx. 93.2 sq. metres (1003.4 sq. feet)

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