



Blackheath Village, Blackheath, London, SE3

£795,000 *Leasehold*



KEY FEATURES

A breath taking, spacious and light filled three bedroom period apartment with a private roof terrace set in this fantastic location in the heart of Blackheath Village.

- three bedroom apartment
- chain free
- two bathrooms
- private terrace
- first floor
- located in the heart of Blackheath Village
- 1,205 sq. ft



Blackheath

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The property is in excellent decorative order with double glazing and gas fired central heating. The accommodation is set on the first floor and comprises a spacious entrance hall, a very attractive modern kitchen with integrated appliances, a bright and spacious living room with feature fireplace and extensive storage, a modern bathroom, a superb and spacious master suite with en suite shower room, second bedroom with a separate walk in wardrobe and third spacious double. The property further benefits from a fantastic private 19'11 roof terrace overlooking Blackheath Village.

The property is located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 900 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 miles Lewisham) 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 nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.

Close by 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 (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.

Lease remaining: 105 years
 Ground Rent: £250 pa
 Service Charges: £2,600 p.a
 Local Authority: Greenwich
 Tax Band: D



MATERIAL INFORMATION

Tenure: Leasehold

Term: 105 year and 0 months

Service Charge: £2600 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal:

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

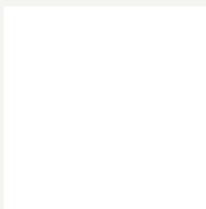
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	60	70
E (38-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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

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



<https://www.winkworth.co.uk/sale/property/BLA160855>

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.



Blackheath Village, SE3



Approximate Gross Internal Area
112 sq m / 1205 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (1097254)

Blackheath

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