



South Row, Blackheath, London, SE3

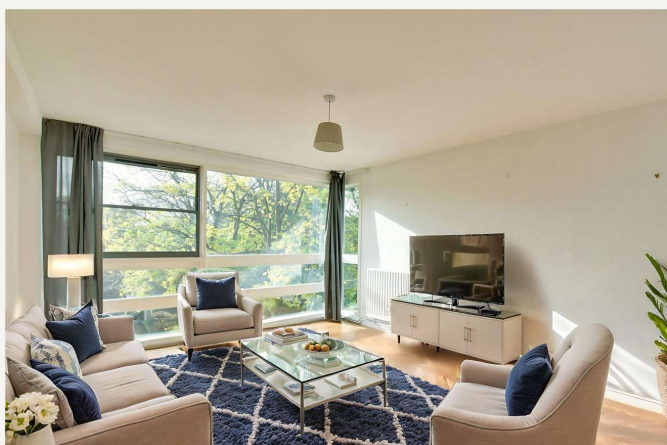
Guide Price £500,000-£550,000 *Share of Freehold*



Located opposite the heath and with views directly over the duck pond, is this highly sought after two bedroom modern apartment set on the second floor of this Grade II listed and award winning development designed by the renowned Eric Lyons.

KEY FEATURES

- outstanding views
- Grade II listed development
- two bedrooms
- heath fronting
- share of freehold
- chain free
- very close to village
- close to station



Blackheath

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The accommodation comprises; a 27'5 dual aspect lounge/diner which is open plan an attractive modern kitchen and with views directly overlooking the duck pond. There is a 12'2 x 10'5 master bedroom, a 8'7 x 8'5 second bedroom with the fantastic heath views, bathroom and a separate WC. Further benefits include beautifully landscaped communal gardens, residents parking, and is sold with a share in the freehold and chain free. The property is in good decorative order with parquet flooring, full width windows and gas fired central heating.

This is a superb apartment and viewing is strongly advised. Video tour can be seen at winkworth.co.uk

South Row is a Grade II listed award winning development designed by the renowned Eric Lyons and nestled on the edge of the prestigious Cator Estate. It's set in a fantastic location opposite the Blackheath duck/boat pond and common. It is just a few minutes' walk into Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just over the heath 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. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR, 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 within easy reach.

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 very sought after All Saints and John Ball primary schools.



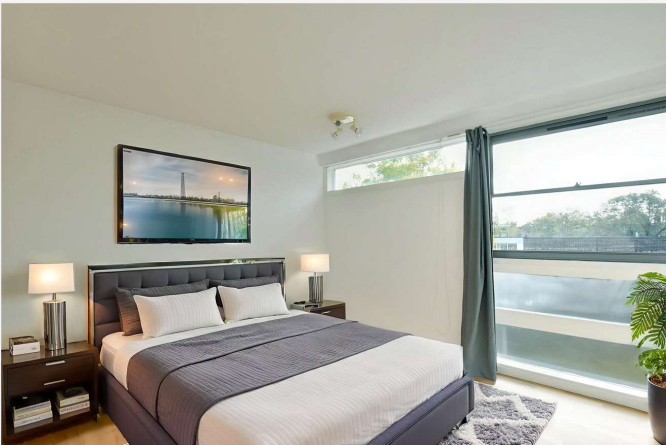
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 936 year and 0 months
Service Charge: £3714 per annum
Council Tax Band: D
EPC rating: C
Is the property listed: Property is Grade II listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply

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
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



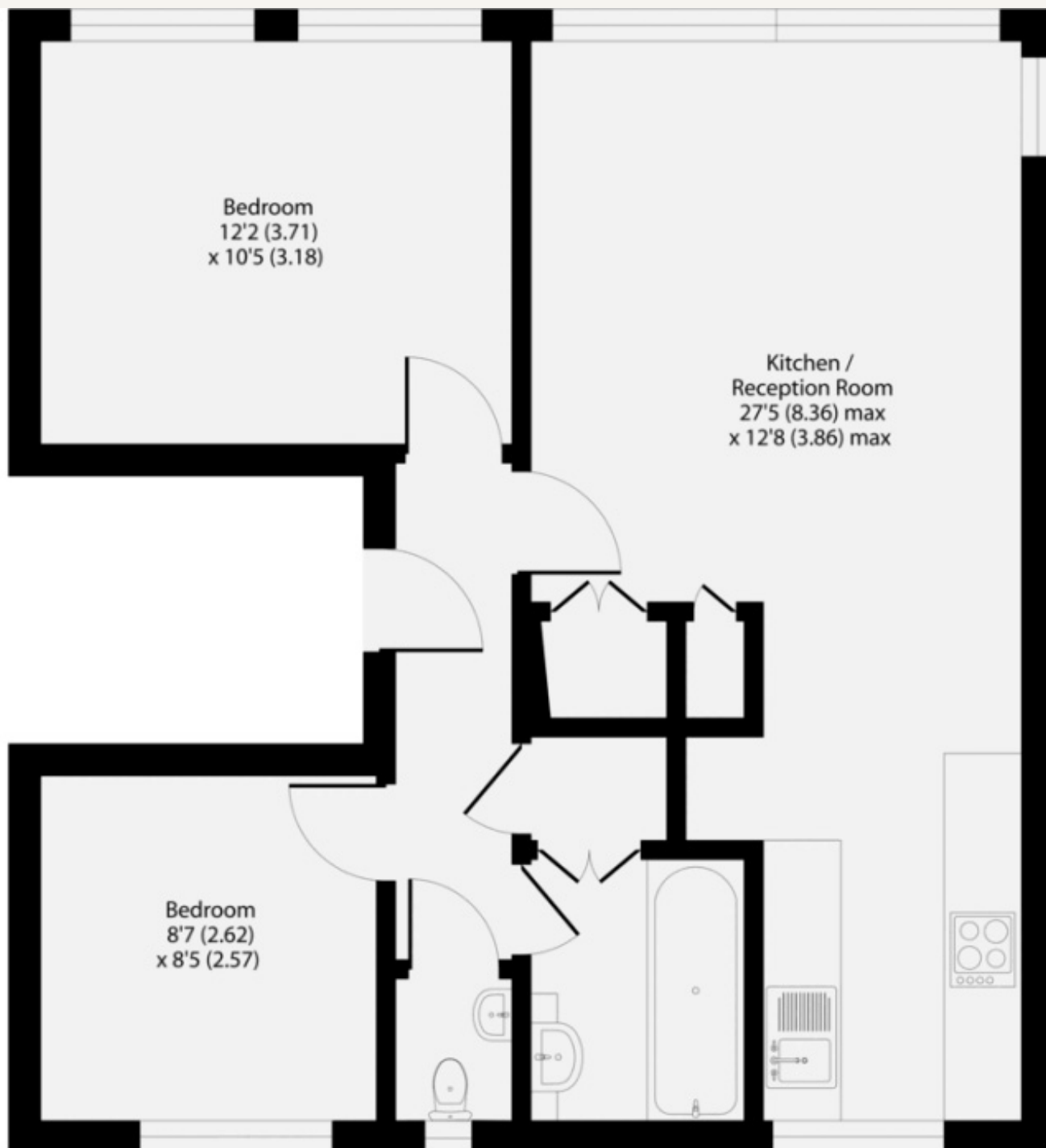
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA250651>

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

Approximate Area = 624 sq ft / 58 sq m
For identification only - Not to scale

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