

**VANBRUGH FIELDS, BLACKHEATH, SE3 7QG**  
**£575,000 SHARE OF FREEHOLD**

**A BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH A GARAGE SET WITHIN THIS POPULAR DEVELOPMENT VERY CLOSE TO THE HEATH, GREENWICH PARK AND MAZE HILL STATION. SOLD CHAIN-FREE AND WITH A SHARE OF FREEHOLD.**

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## DESCRIPTION:

A well presented and characterful two double bedroom neo-Georgian flat, offered chain-free with a share of the freehold and garage. The flat is set in an internal facing quad within a highly sought-after development just moments from Blackheath and Greenwich Park.

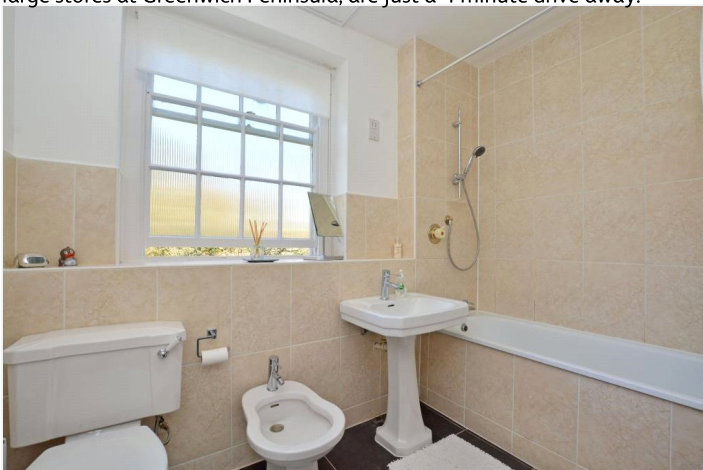
Well-proportioned and ideally positioned, this first-floor, south-facing home enjoys green views from every window and is bathed in natural light throughout. Surrounded by lush greenery and beautifully maintained communal gardens, the setting offers a peaceful leafy outlook and the ideal space for relaxing or socialising. The property also benefits from an allocated garage, providing the valuable combination of private parking and additionally storage.

The flat comprises a bright and spacious reception room with ample space for both formal dining and relaxed living, a large kitchen with room for casual dining, two generous double bedrooms with built-in wardrobes, a full bathroom suite and a handy hallway storage cupboard.

This is a fantastic apartment, sold chain free and is sure to be very popular, your earliest viewing is highly recommended.

Parkside is a sought after development located alongside the heath and just a stone's throw from Greenwich Park—an outstanding location to enjoy local amenities in almost every direction. Just 0.7 miles south, Blackheath Village offers a charming selection of boutique shops, bars, and restaurants, bringing the spirit of village life into London. Just 0.5 miles to the northwest is the historic Greenwich town centre, a quaint area steeped in history with the Royal Naval Hospital, Royal Observatory, National Maritime Museum, and the beautifully restored Cutty Sark. The famous Greenwich Market is a popular destination for visitors from across the capital. Meanwhile, 0.45 miles to the east is Blackheath Standard, home to daily conveniences like M&S Food Hall. With excellent transport links, the O2 Arena is close by, along with the DLR, bus services, riverboat, foot tunnel, and cable car. Canary Wharf, the City, and central London are all just minutes away via the Jubilee Line at North Greenwich (1.6 miles), making the area a favourite for professionals and commuters. Maze Hill Station is just 0.25 miles away, offering regular trains to central London in just 15 minutes, with the DLR also accessible from nearby Greenwich.

Families will appreciate the proximity of several sought-after schools, including Sherington, Invicta, and Halstow primary schools, as well as independent institutions like Blackheath Preparatory School, The Pointer School, and Blackheath High School. Additional amenities, including the cinema, IKEA, and large stores at Greenwich Peninsula, are just a 4-minute drive away.

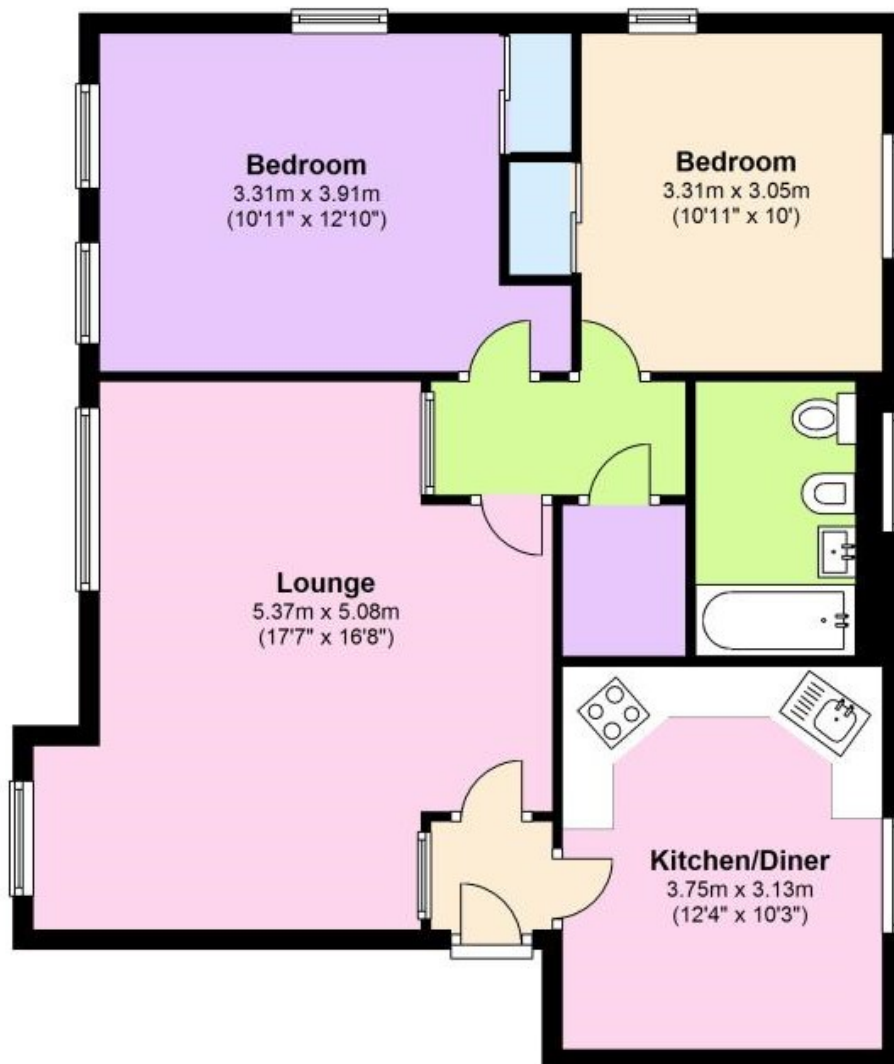






## First Floor

Approx. 72.3 sq. metres (778.2 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		67	68
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100) <b>A</b>			
(61-81) <b>B</b>			
(39-60) <b>C</b>			
(15-59) <b>D</b>			
(9-14) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		66	67
EU Directive 2002/91/EC			

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