



SOUTH ROW, BLACKHEATH, LONDON, SE3 0RY
£575,000 SHARE OF FREEHOLD

A HIGHLY SOUGHT AFTER TWO BEDROOM MODERN APARTMENT SET IN THIS GRA II LISTED AND AWARD WINNING DEVELOPMENT DESIGNED BY THE RENOWNED ERIC LYONS DIRECTLY FRONTING THE DUCK POND AND HEATH.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk





DESCRIPTION:

The property is in excellent decorative order with parquet flooring, full width windows and newly installed gas fired central heating. The accommodation comprises; a 27'11 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 10'0 master bedroom with built in wardrobes, a 8'11 x 8'8 second bedroom with fantastic heath views, a modern shower room and a utility cupboard. Further benefits include a garage en bloc and beautifully landscaped communal gardens. This is a superb apartment and viewing is strongly advised. There is no chain.

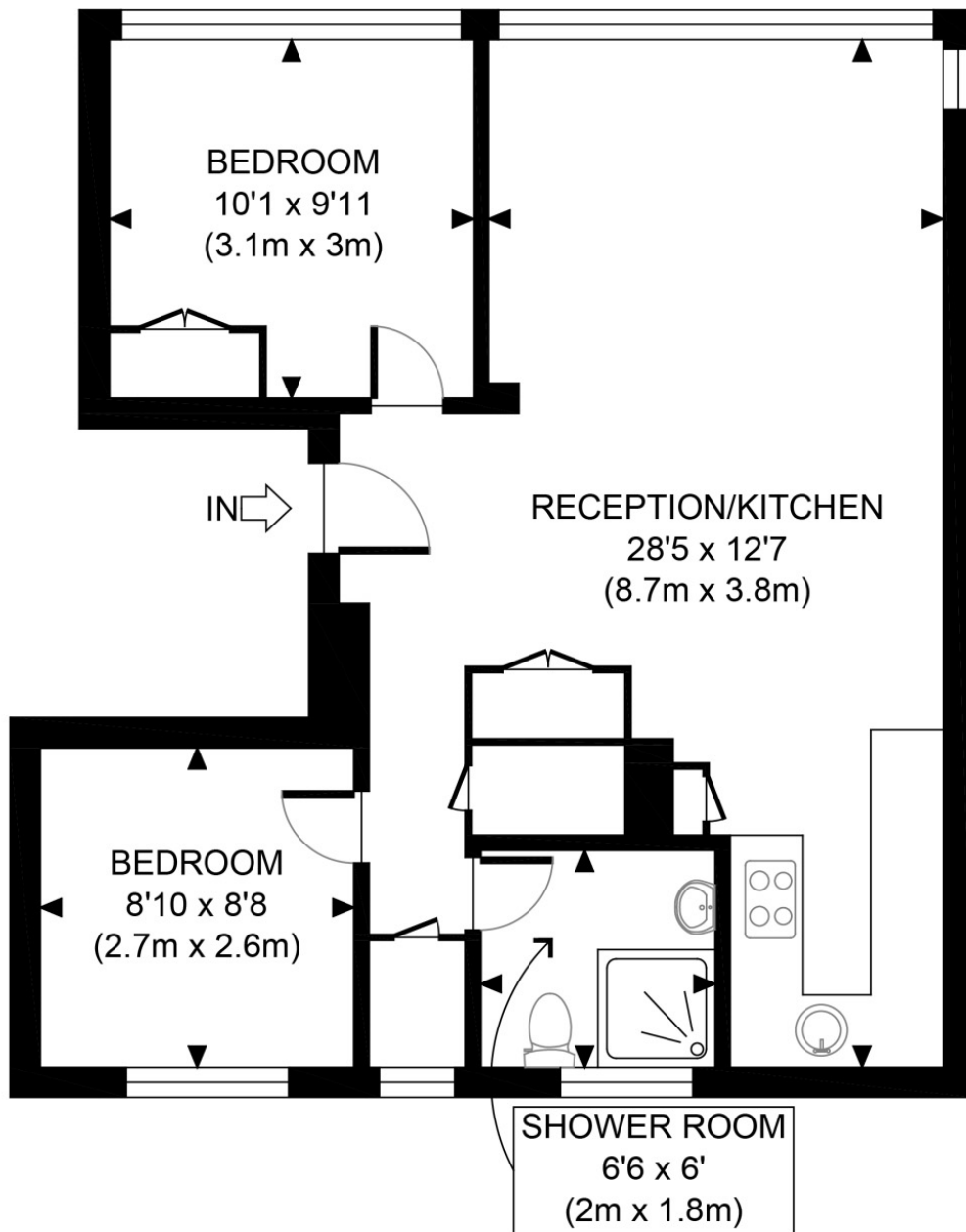
South Row is a Grade II listed award winning development designed by the renowned Eric Lyons and nestled on the edge of the prestigious Cator Estate. It's set in a fantastic location opposite the Blackheath duck/boat pond and common. It is just a few minutes' walk into Blackheath Village with its array 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.







**GROSS INTERNAL
FLOOR AREA 611 SQ FT**

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 |
|---|---|-------------------------|-----------|
| Less energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 72 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

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.