



POND ROAD, BLACKHEATH, LONDON, SE3 9JL
GUIDE PRICE £800,000-£825,000 SHARE OF FREEHOLD

SITUATED IN THIS PRESTIGIOUS CATOR ESTATE LOCATION JUST OFF THE HEATH, IS THIS FANTASTIC AND VERY SPACIOUS TWO DOUBLE BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT SPANNING ALMOST 1,100SQ.FT.

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DESCRIPTION:

The accommodation briefly comprises; an impressive 18'11 x 16'6 reception room and a very large 14'7 x 13'5 kitchen diner with an attractive modern kitchen, integrated appliances and large island. There is a huge 16'7 x 11'11 master bedroom with built in wardrobes and an ensuite shower room, a 16'7 x 10'1 second double bedroom and modern bathroom. The property further benefits from off street parking, a share in the freehold and use of an outstanding 130ft west facing communal garden.

The property is in excellent decorative order with features including high ceilings, cornicing, period fireplace, sash windows and gas fired central heating.

This is a beautiful home and your immediate viewing is essential. There is no onward chain.

Pond Road is one of the most sought after addresses in Blackheath, is within the prestigious private Cator Estate and just 100 metres from the heath. The property is located just a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.62 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. 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 close by.

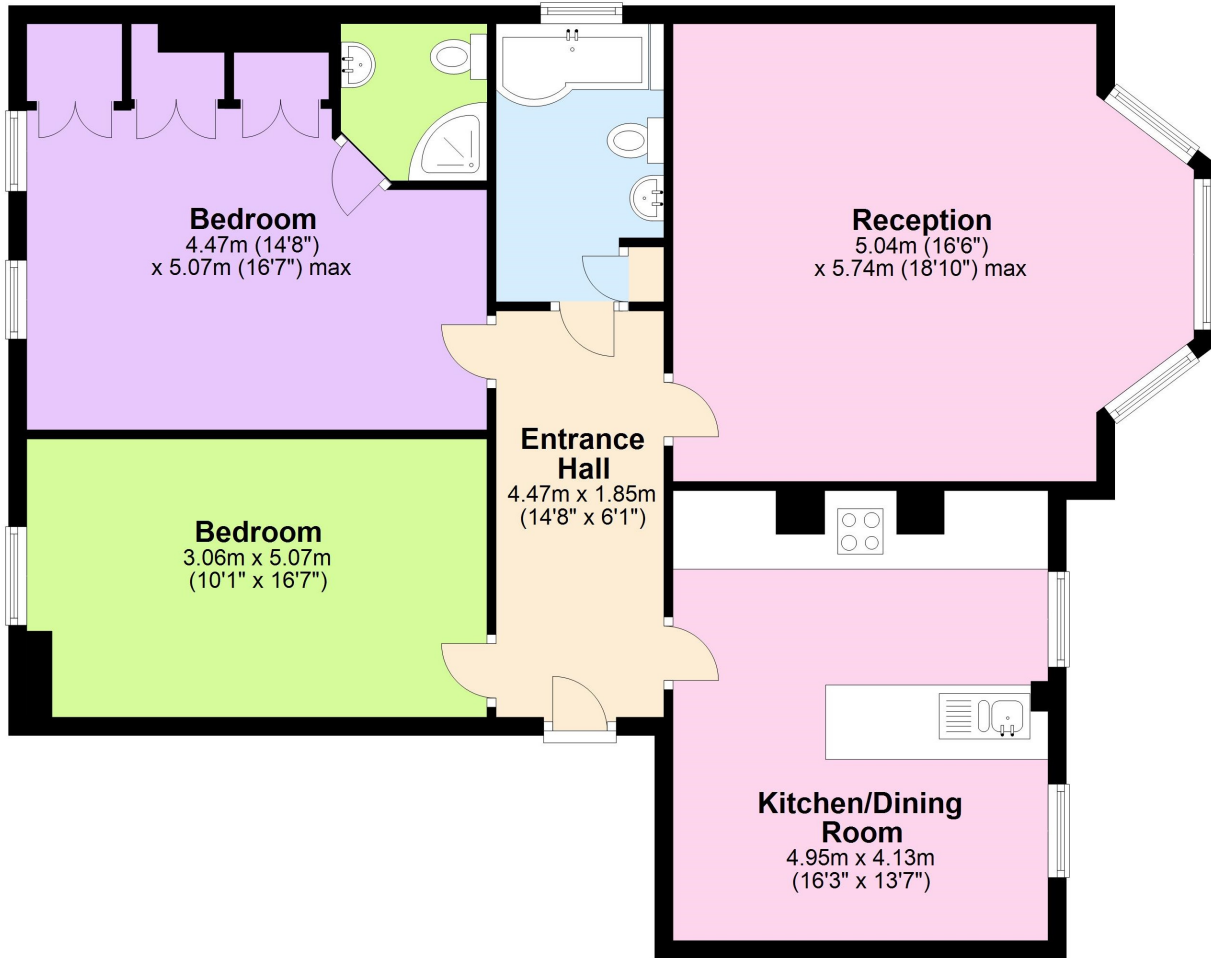
Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Senior School, Colfe's (1.4 miles) and Eltham College (2.4 miles).





First Floor

Approx. 101.5 sq. metres (1092.4 sq. feet)



Total area: approx. 101.5 sq. metres (1092.4 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)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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