



ST. JOHNS PARK, BLACKHEATH, LONDON, SE3 7TG
£475,000 LEASEHOLD

FOUND ON THE TOP (FOURTH) FLOOR OF THIS MODERN BUILDING IN THIS PRIME LOCATION ON THE EDGE OF THE HEATH, IS THIS SPACIOUS AND MUCH IMPROVED TWO DOUBLE BEDROOM, DOUBLE RECEPTION ROOM PENTHOUSE APARTMENT WITH LOVELY VIEWS.

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

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DESCRIPTION:

Spanning 784 sq.ft. the property offers a very large double reception room with bay window and extending to 24'8, a separate modern kitchen with wooden worktops and two double bedrooms. There is a good size entrance hall with built in storage and a beautiful modern bathroom.

This is an impressive home with a stunning outlook and immediate viewing is a must. Video tour can be seen at winkworth.co.uk

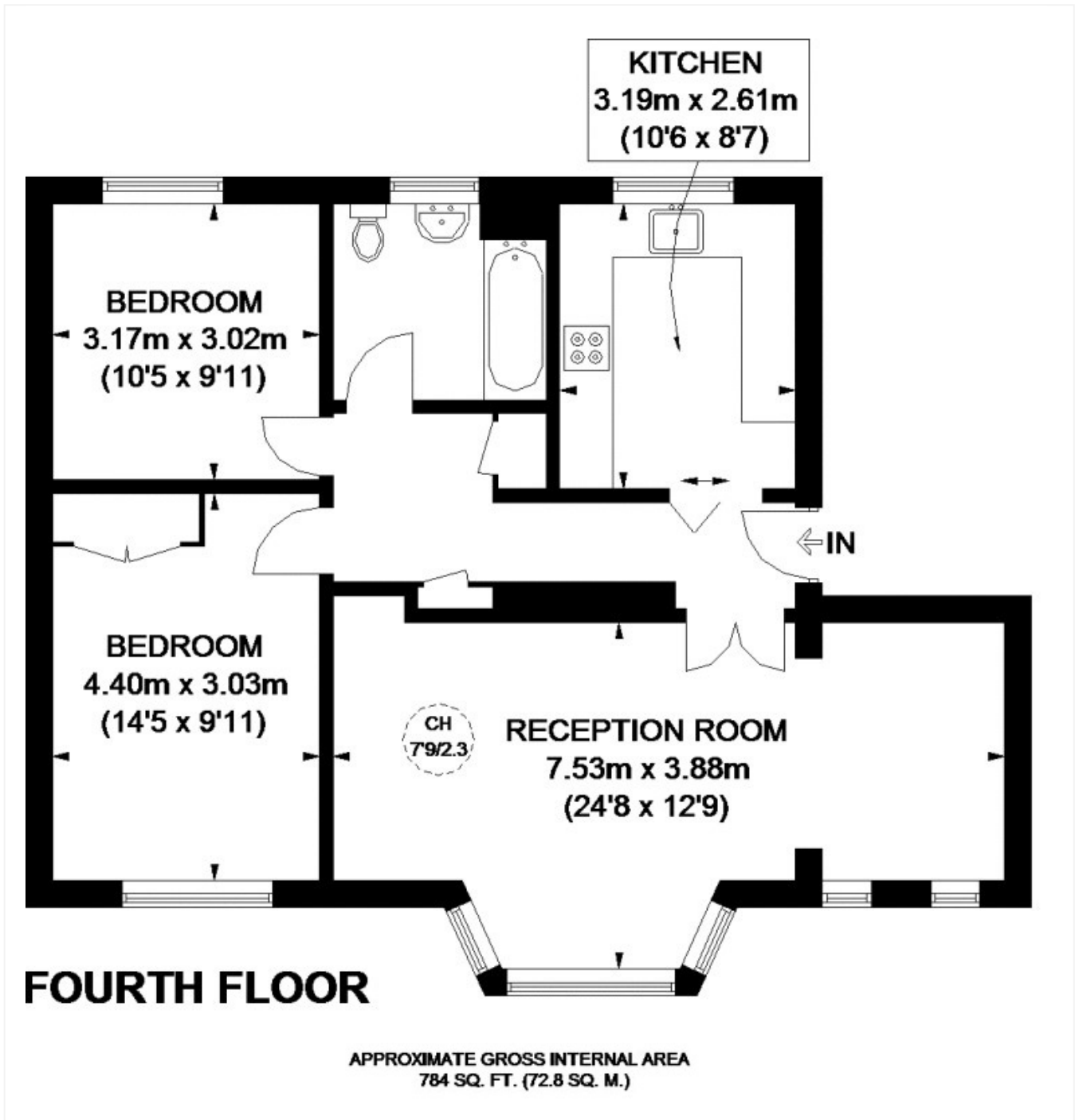
Located on a sought after beautiful tree-lined road just 50 metres from the heath and a stone's throw from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south west, just 0.6 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the north you will find the historical Greenwich town centre and Royal Greenwich Park is just 250 metres away. Finally, 0.27 miles to the west is Blackheath Standard, with daily conveniences including M&S Food Hall, Blackheath Station, Westcombe Park Station and Maze Hill Station are all just a short walk, with the DLR within easy reach from Greenwich.

AT A GLANCE

- penthouse apartment
- two double bedrooms
- fourth floor
- double reception room
- excellent condition
- modern bathroom and kitchen
- communal garden
- off street parking
- very close to heath







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
Most energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	69	
(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	

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