



**SOUTH ROW, BLACKHEATH, SE3 0RY**  
**GUIDE PRICE £775,000-£800,000 SHARE OF FREEHOLD**

**A HIGHLY SOUGHT AFTER AND RARELY AVAILABLE TWO BEDROOM MODERN HOUSE WITH A GARAGE, SET IN THIS GRADE II LISTED DEVELOPMENT FRONTING THE HEATH AND DUCK POND, SOLD CHAIN FREE.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**



## DESCRIPTION:

A highly sought after and rarely available two bedroom modern house with a garage, set in this Grade II listed development fronting the heath and duck pond, sold chain free.

The house is in excellent condition throughout with wooden flooring and briefly comprises; a large (21'11x18'4) and bright reception room leading to the semi open plan kitchen. Upstairs is a good sized (11'9x10'11) master bedroom, second bedroom and a modern bathroom, plus an exceptionally large landing area which is perfect for use as a study area or can be converted into a third bedroom if required.

There is a garage located directly below the house and beautifully landscaped communal gardens that have recently been restored to their original 1963 design.

This is a wonderful opportunity and viewing is essential. There is no chain. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

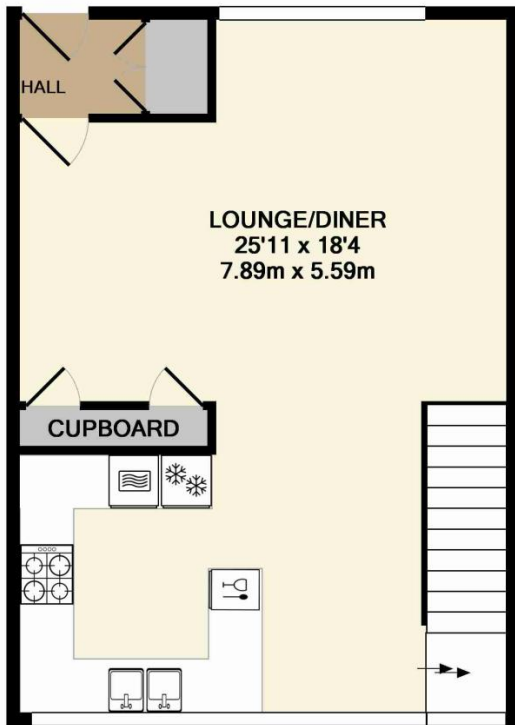
South Row is a Grade II listed award winning development designed by the renowned Eric Lyons. Its set in a fantastic location situated opposite the Blackheath duck pond and common and just a 2 minute walk in to the Village and Station.

## AT A GLANCE

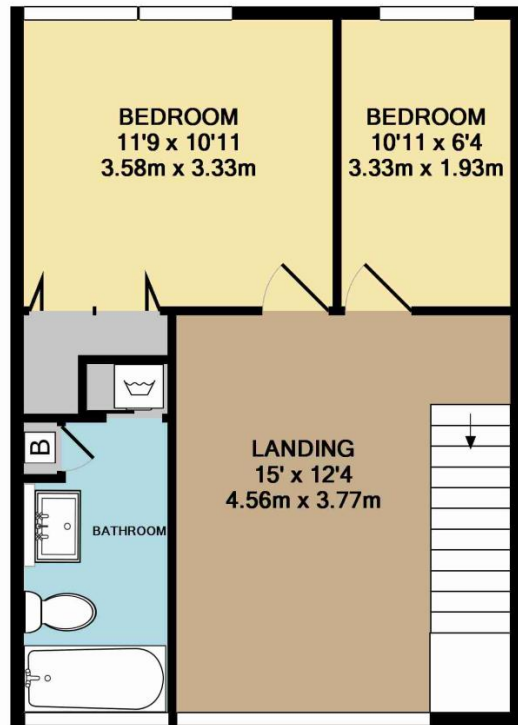
- two bedroom span house
- chain free
- garage
- located moments from Blackheath Village
- communal gardens
- 949 sq. ft
- rarely available







GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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
<small>Very energy efficient - lower running costs</small>			
A	(92-100)		
B	(81-91)		83
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	