



ST. JOHNS PARK, BLACKHEATH, LONDON, SE3 7TD  
**£795,000 LEASEHOLD**

SET IN THIS FANTASTIC LOCATION MOMENTS FROM THE HEATH AND GREENWICH PARK AND SPANNING 1,150SQ.FT, IS THIS IMPRESSIVE TWO DOUBLE BEDROOM APARTMENT OCCUPYING THE ENTIRE HALL FLOOR (RAISED GROUND) OF THIS DETACHED VICTORIAN HOME.

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

**Winkworth**



### DESCRIPTION:

With a grand private entrance, the accommodation comprises; entrance porch and large hallway with feature stained glass and internal door and large storage cupboard, a huge 27'6 x 14'6 reception room with feature fireplace and bay window and a good size separate kitchen. There is a very large 16'0 x 14'9 master bedroom with bay window to the front, a second large 14'9 x 11'7 double bedroom to the rear and a modern bathroom with separate shower and bath. To the rear of the property is a vast communal garden with off street parking to the front. Further benefits include a newly extended lease circa 177 years and is sold chain free. The property is in excellent decorative order with very high ceilings, sash windows, cornicing, and gas fired central heating.

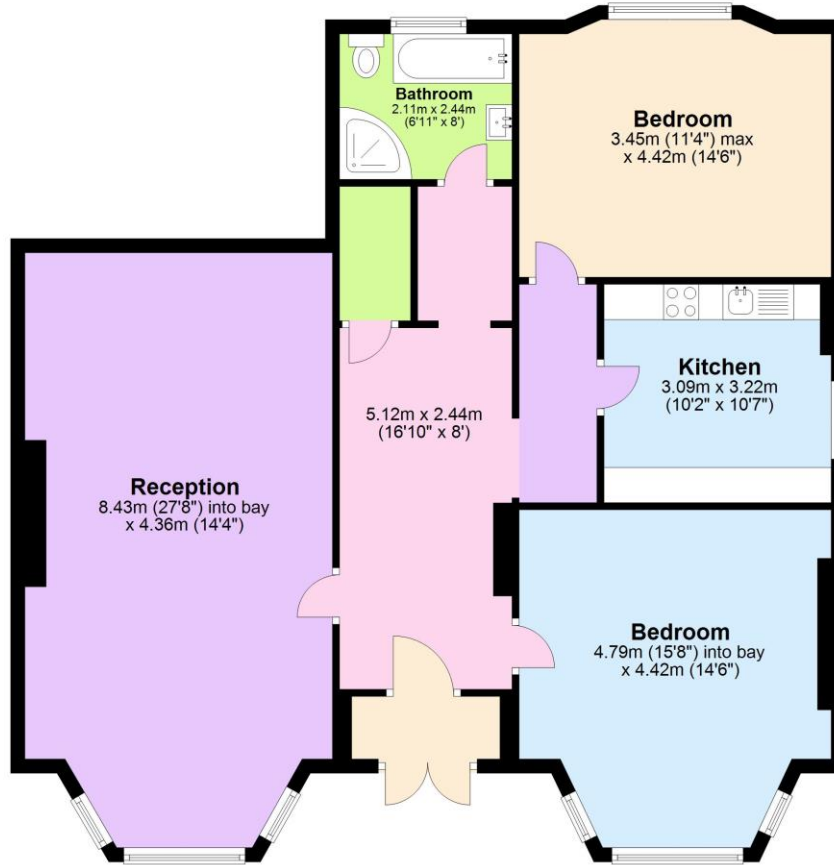
This is a wonderful apartment and we strongly recommend your earliest viewing as this is sure to be very popular. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

St. Johns Park is a prestigious tree lined road found just off the Heath. The fabulous Royal Greenwich Park is minutes away 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, 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. Blackheath Village with its array of restaurants, bars and boutique shops is a short walk across the Heath with the daily conveniences of Blackheath Standard just 5 minutes away including M&S Foodhall. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.7 miles) - just one of the reasons why it's increasingly popular with professionals and commuters. Close by are several sought after schools including Blackheath Prep, Blackheath High and Pointers.





**Raised Ground Floor**  
Approx. 110.8 sq. metres (1192.5 sq. feet)



Total area: approx. 110.8 sq. metres (1192.5 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) <b>A</b>	80
(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 EU Directive 2002/91/EC	

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See things differently

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