



**BENNETT PARK, BLACKHEATH, LONDON, SE3 9RA**  
**£895,000 SHARE OF FREEHOLD**

**LOCATED IN THE HEART OF BLACKHEATH VILLAGE AND FORMING PART OF THIS HISTORIC GRADE II LISTED BUILDING, IS THIS WONDERFUL AND UNIQUE TWO BEDROOM, TWO BATHROOM APARTMENT WITH A FEATURE 15'6 VAULTED CEILING, MEZZANINE AND LARGE PRIVATE COURTYARD**

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## DESCRIPTION:

This is a rare opportunity to acquire a magnificent Grade II listed apartment in The Blackheath Art Club built in 1885-6 and 1891 sympathetically converted in 1995. Steeped in a very colourful and fascinating history, The Blackheath Art Club buildings, also home to the GPO Film Unit, WH Auden and Benjamin Britten made *Night Mail* and *Coal Face* here among other films and it gained an English Heritage Blue Plaque in 2000.

The property is found on the ground floor (plus mezzanine) and the accommodation comprises; a superb 23'2 x 11'10 reception room with feature leaded light windows and 15'6 vaulted ceiling and spiral staircase leading to a balustraded mezzanine area with reception/dining area and kitchen. Back downstairs, the master bedroom boasts a dressing area/walk in wardrobe and an ensuite shower room and there is a second bedroom again with built in storage and a second bathroom. Finally to the rear is a large private courtyard garden, perfect for al fresco dining and entertaining. The property further benefits from a share in the freehold, a large private garage and is sold chain-free. This is an impressive home and in our opinion offers plenty of scope to reconfigure and enhance and your immediate viewing is essential. Virtual and video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Bennett Park is a sought after address located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 900 metres 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. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 miles Lewisham) 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 near 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 Seniors School, Colfes (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.



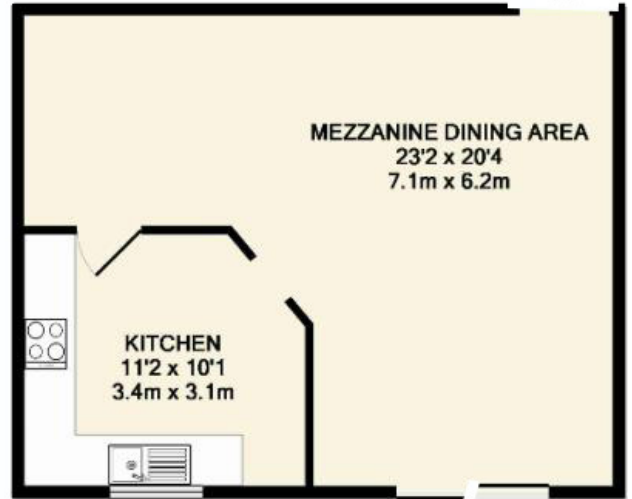








**Ground Floor**  
707 sq.ft ( 65.7 sq.m)



**First Floor Mezzanine**  
432 sq.ft (40.2 sq.m)

**Total Approx Floor Area**  
1,139 sq.ft (105.8 sq.m)

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	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	77
(55-68) <b>D</b>	64
(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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