

ST. JOHNS PARK, BLACKHEATH, LONDON, SE3 7JH
£550,000 SHARE OF FREEHOLD

A GORGEOUS AND SPACIOUS TWO DOUBLE BEDROOM PERIOD CONVERSION ON THE TOP FLOOR OF THIS SEMI-DETACHED VICTORIAN PROPERTY, LOCATED CLOSE TO THE HEATH, ROYAL GREENWICH PARK AND M&S AT BLACKHEATH STANDARD. INCLUDES OFF STREET PARKING, COMMUNAL GARDEN AND A SHARE OF FREEHOLD.

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DESCRIPTION:

The property is in excellent decorative order with gas fired central heating, sash windows, wood flooring and many period features, including a period fireplace.

The accommodation comprises a spacious 17'7" x 13'1" living room and two large double bedrooms. The property has a very attractive modern kitchen with integrated appliances and attractive modern bathroom and separate WC.

To the rear of the property is a communal garden and to the front is off street parking.

Located on a sought after beautiful tree-lined road, the property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (0.8 miles) and North Greenwich tube station (1.8 miles). Blackheath Common, (0.2 miles), and Royal Greenwich Park (0.5 miles) are both just a short walk. Blackheath Village with its array of restaurants and bars is only 0.7 miles away and the daily conveniences of Blackheath Standard only 100 yards away.

The property is close by to several sought after schools including Halstow, Blackheath High and Pointers.

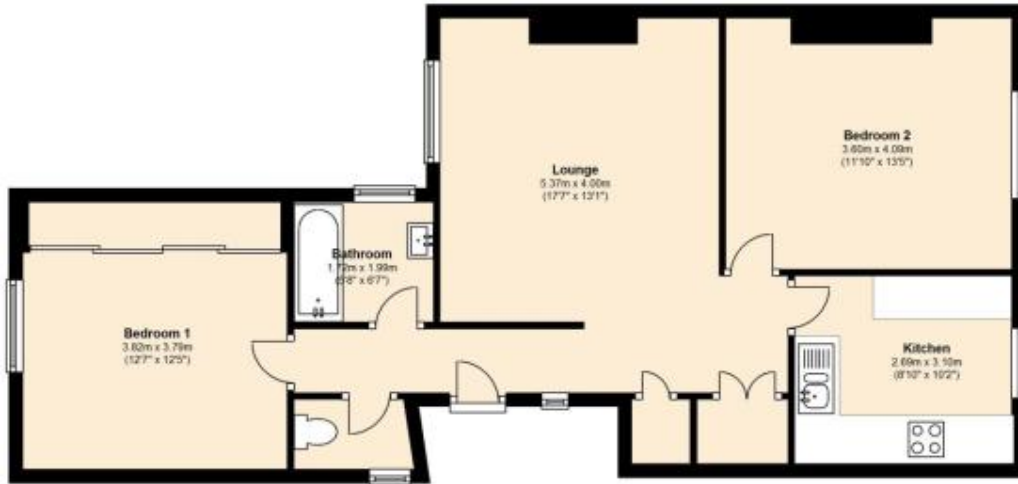
AT A GLANCE

- two double bedrooms
- top floor
- share of freehold
- excellent condition throughout
- off street parking
- communal garden
- moments from Blackheath Standard
- close to the Heath & Blackheath Village
- 772 sq. ft





Second Floor
Approx. 71.8 sq. metres (772.8 sq. feet)



Total area: approx. 71.8 sq. metres (772.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	