

## BLACKHEATH PARK SE3



## PRICE £399,950 LEASEHOLD - SHARE OF FREEHOLD

An impressive apartment set on the ground floor of this imposing Victorian detached house built circa 1837 and occupying a large plot on one of the area's most sought after residential locations. Approached via a shared driveway, the property is just over half a mile from Blackheath Village, station and the heath.

**OPEN 7 DAYS**

Residential & Commercial Estate Agents & Surveyors

**[www.johnpayne.com](http://www.johnpayne.com)**

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

# Blackheath Park, SE3

## COMMUNAL ENTRANCE HALL

Access is via impressive communal entrance hall with stunning terrazzo flooring and original cornicework. Door to ground floor flat.

## ENTRANCE HALL

Door providing access to conservatory.

## KITCHEN/LIVING/DINING AREA

25'2 x 18'. Spacious open plan living/kitchen/dining area with an impressive 12' high ornate panelled ceiling.

Dining area beneath tall casement window overlooking the garden with attractive oak panelling.

Kitchen area fitted with cherrywood units with granite worktops. Stainless steel sink unit with mixer taps, travertine tiled splashback, stainless steel 4-ring gas hob with oven below. Integrated dishwasher and fridge. Terracotta tiled flooring.

## BEDROOM 1

18' x 10'. Window to rear overlooking garden. Corner fitted wardrobe.

## BEDROOM 2/STUDY

9'6 x 9'6. Large window to rear rear. Fitted shallow cupboards set within impressive oak panelling.

## CONSERVATORY

12'3 x 9'. Mosaic tiled floor. Plumbing for washing machine and tumble dryer. Door to garden.

## BATHROOM

A spacious bathroom with low-level wc, panelled bath, separated shower cubicle.

## SEPARATE WC

Low-level wc, wall mounted basin.

## EXTENSIVE COMMUNAL GROUNDS

There are extensive grounds that surround building.

## PARKING

Arranged on a first come, first served basis on gravelled driveway at side.

## TENURE: Leasehold with share of freehold

Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a leasehold title with a term of 999 years from 1 January 1982 and are advised the current owner also benefits from a share of the freehold. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

## LOCAL AUTHORITY

London Borough of Greenwich

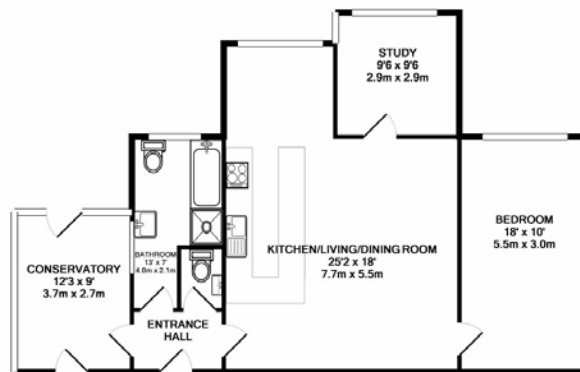
## VIEWING

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

1 Montpelier Vale, Blackheath, SE3 OTA

or email us on blackheath@johnpayne.com

## FLOOR PLAN



TOTAL APPROX. FLOOR AREA 82.9 SQ.M. (892 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
[92-100] A			[92-100] A		
[81-91] B			[81-91] B		
[69-80] C			[69-80] C		
[55-68] D			[55-68] D		
[39-54] E	41	55	[39-54] E	36	48
[21-38] F			[21-38] F		
[1-20] G			[1-20] G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

## PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.