



ST. JOHNS PARK BLACKHEATH SE3

PRICE £359,950 LEASEHOLD

A light and spacious top floor two bedroom conversion flat, located just a short walk to the open heath and shopping facilities at Blackheath Standard and under a mile from Westcombe Hill or Blackheath Stations. Benefits include a modern stylish solid wood kitchen with granite worktops, deep 6ft walk in wardrobe, double glazing, lovely aspect overlooking the church at the front. Excellent decorative order.

- Two Bedrooms
- Top Floor
- Modern Stylish Kitchen
- Double Glazing
- Excellent Decorative Order
- Lovely View of Church

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not 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.

St. Johns Park, Blackheath, SE3 7JW

COMMUNAL ENTRANCE DOOR

Ground level with stairs to first floor landing to:

PRIVATE ENTRANCE DOOR

Private entrance door with private staircase leading to:

TOP FLOOR LANDING

Double glazed window to side, access to loft space, radiator.

LOUNGE

13' x 12'7 (to recess) Two double glazed sash windows to front with views over the church and St Johns Park. Contemporary feature decorative fireplace, radiator.

KITCHEN

9'10 x 9'4 Double glazed window to rear, fully fitted with good range of base and wall units in solid oak with soft closing doors and polished granite worktop surfaces and splashbacks. Integrated dishwasher, integrated washer/dryer, stainless steel four ring gas hob with overhead extractor fan, built in electric oven, space for fridge/freezer, inset sink with brushed aluminium mixer taps, halogen spotlights, tiled floor, radiator, cupboard housing wall mounted gas fired central heating combination boiler.

BATHROOM

Two piece suite consisting of panel enclosed bath, with chrome mixer taps and wall mounted 'Aqualisa' shower, pedestal wash hand basin with chrome mixer taps, heated towel rail, tiled floor, tiled walls, double glazed window to rear, built in storage shelving.

SEPARATE CLOAKROOM

Low level WC, wall mounted wash hand basin with chrome mixer taps, double glazed sash window to front, radiator, tiled floor.

BEDROOM 1

14' x 13'9 Double glazed sash window to rear, with far reaching views including Canary Wharf. Mirrored sliding doors to one wall revealing a very large walk in, double height wardrobe area approximately 8'2 x 6'9.

BEDROOM 2

13'1 x 6'1 Double glazed sash window to front overlooking St Johns Church, radiator.

EXTERIOR

To the rear there is shared communal garden with access to the side.

TENURE: Leasehold

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. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

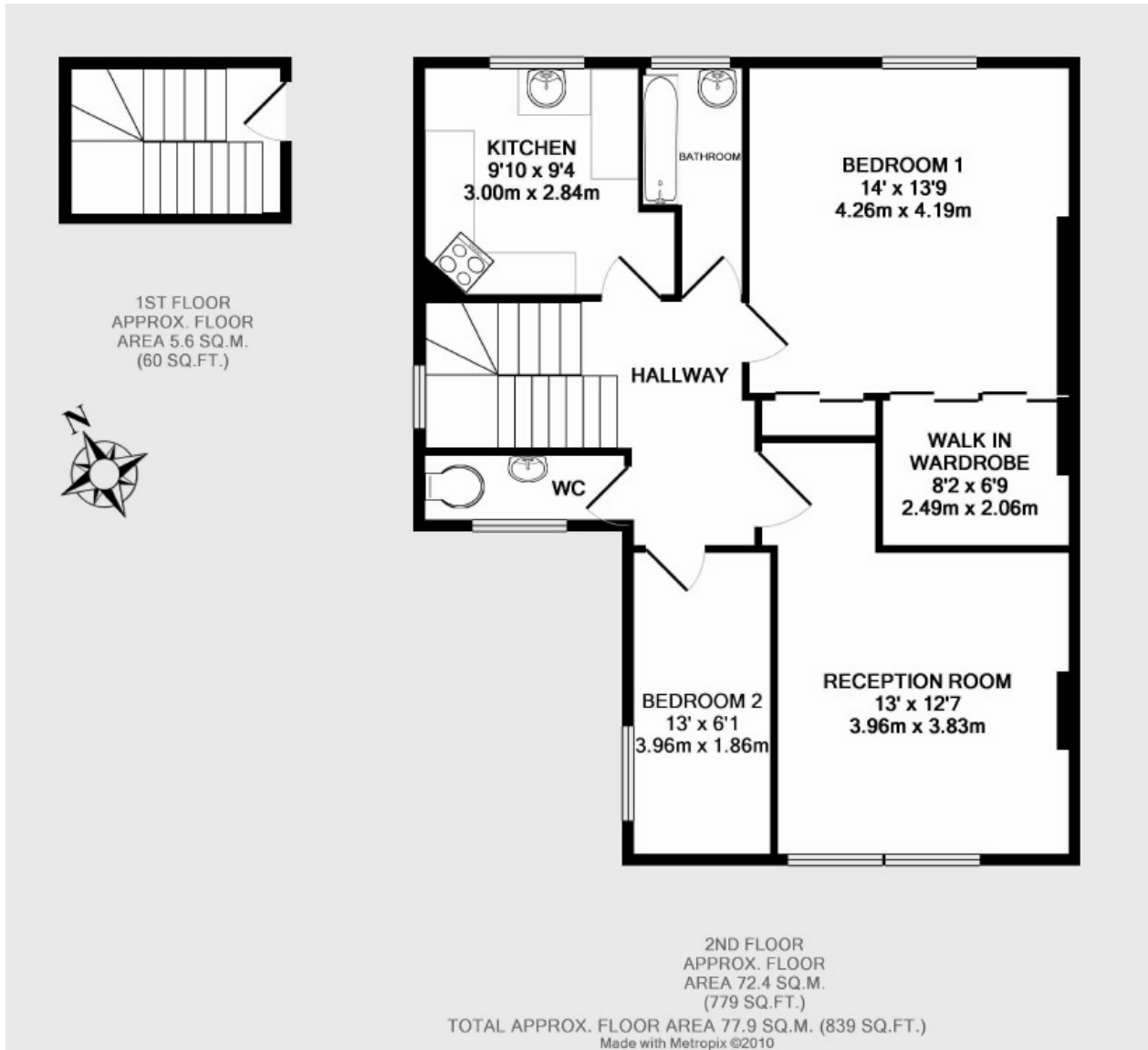
VIEWING

By prior appointment through vendors sole agents John Payne

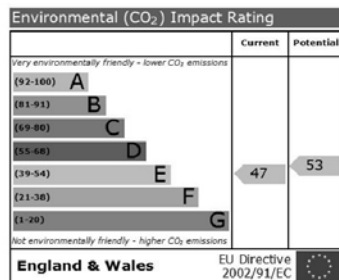
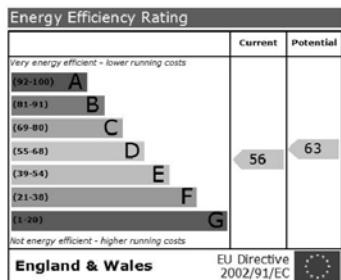
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Floorplan



Energy Performance Certificate



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.

Additional Photos of St. Johns Park Blackheath SE3

