



BLACKHEATH PARK, BLACKHEATH, LONDON, SE3 0HA
GUIDE PRICE £550,000-£575,000 SHARE OF FREEHOLD

AN IMPRESSIVE, ELEGANT AND SPACIOUS, TWO BEDROOM APARTMENT FOUND ON THE HALL (GROUND) FLOOR WITHIN THIS MAGNIFICENT DETACHED CATOR ESTATE HOUSE ONCE THE RESIDENCE OF RENOWNED PHILOSOPHER JOHN STUART MILL AND ALSO OF LORD ABERDEEN, THE PRIME MINISTER.

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DESCRIPTION:

With a private entrance, the accommodation comprises; large porch leading to a grand 18'11 x 16'11 bay fronted reception room with French doors, beautiful ornate original inlaid wooden flooring and feature fireplace. There is separate modern kitchen and modern bathroom. The master bedroom measures an impressive 15'4 x 10'9 with ornate cornicing and feature plasterwork. Finally, there is a small second bedroom which is ideal as a study or nursery. There are superb high ceilings in both the reception room and master bedroom. To the rear is a vast and gorgeous 190ft x 95ft communal garden and to the front is a concealed driveway on the approach to the house. The property also benefits from off street parking and is sold with a share in the freehold.

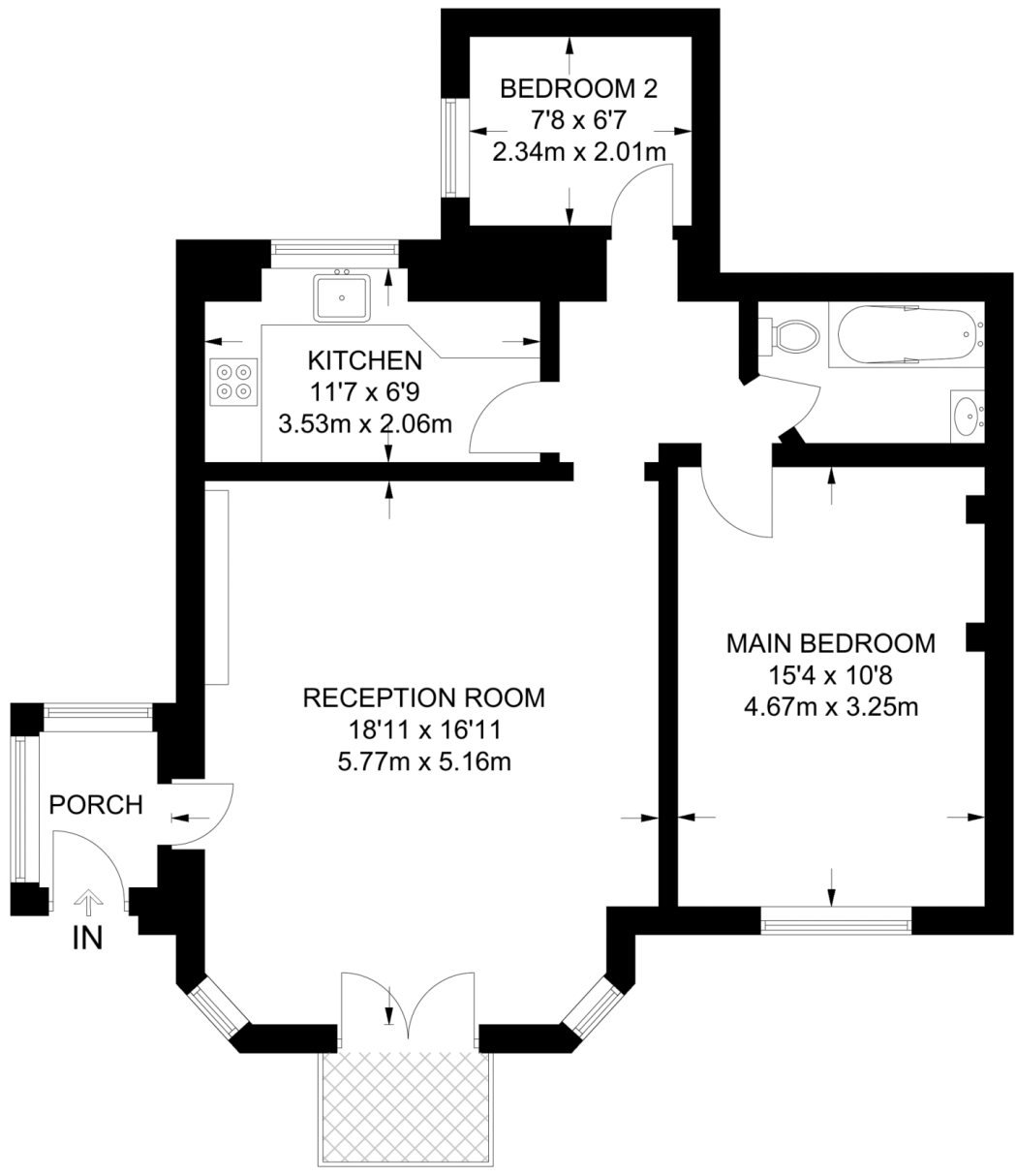
This is an outstanding apartment and is sold chain free. Immediate viewing is a must. Virtual tours can be seen at Winkworth.co.uk

Blackheath Park is the flagship road of the private Cator Estate. The property is located just 1/2 mile from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. The fabulous Royal Greenwich Park is just 0.75 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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. Surrounding the market, you'll find offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, 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 close by. As well as good local primary and secondary state schools, there 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 (1.4 miles) and Eltham College (2.4 miles).







GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
728 SQ FT / 67.7 SQ M**

THIS PLAN HAS BEEN DRAWN FOR ILLUSTRATIVE AND IDENTIFICATION PURPOSES ONLY.

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

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