



ST. GERMANS PLACE, BLACKHEATH, LONDON, SE3 0NN
£1,350,000 SHARE OF FREEHOLD

AN IMPRESSIVE AND VAST, THREE DOUBLE BEDROOM DUPLEX APARTMENT ARRANGED OVER THE TOP FLOORS OF THIS MAGNIFICENT GRADE II LISTED PERIOD RESIDENCE. BOASTING A PRIVATE GARDEN, DOUBLE GARAGE AND A LARGE TERRACE WITH OUTSTANDING VIEWS DIRECTLY OVERLOOKING THE HEATH.

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DESCRIPTION:

The property has been extensively modernised and is in excellent decorative order. Features include American walnut flooring and under floor heating.

Arranged over the third and fourth floors and spanning almost 2,000 sq.ft the accommodation briefly comprises; a superb and 35'6 dual aspect reception room with two chimney breasts and built in storage. Glazed doors lead to a very attractive modern kitchen with granite worktops, integrated Miele & Siemens appliances and a separate utility room. There is a double bedroom with built in wardrobes and a separate WC. Upstairs is a fantastic master bedroom with built in wardrobes, ensuite shower room, separate WC and direct access to a large terrace offering one of the best views in Blackheath. Directly fronting the heath and overlooking towards Greenwich Park, Canary Wharf, the City and even the Crystal Palace mast. Also on the top floor is a third good size double bedroom with built in wardrobes and views out to the rear as well as a modern family bathroom.

To the rear is a 42ft x 32ft private section of garden, two garages with off street parking in front.

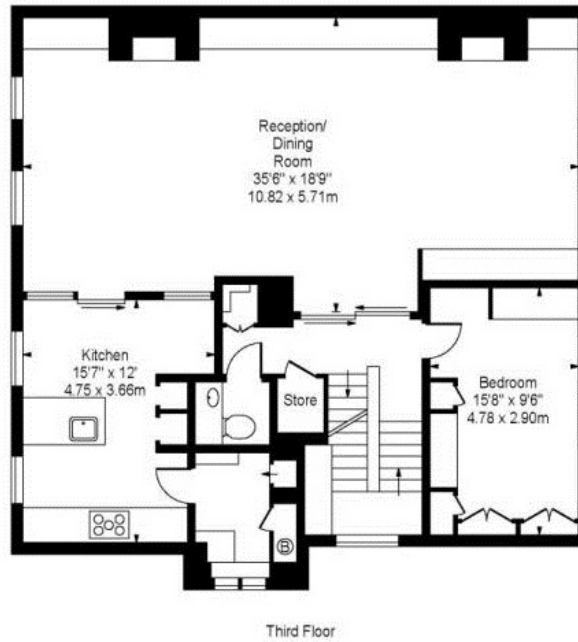
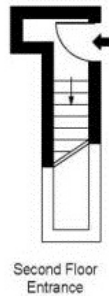
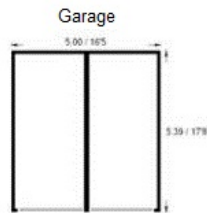
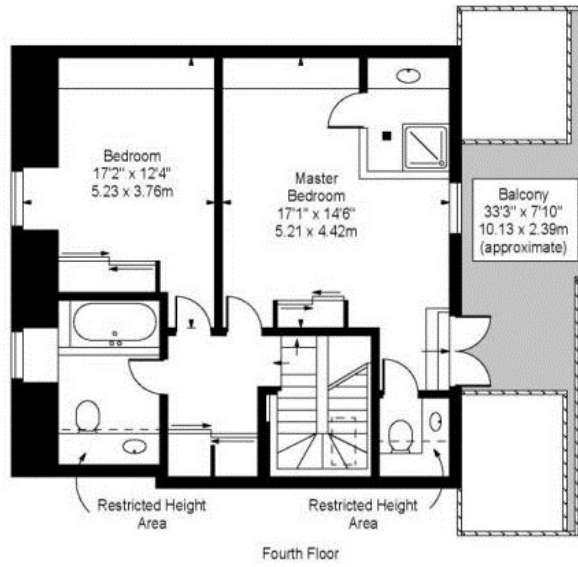
This is a sublime home and one of the finest apartments in Blackheath. Your immediate viewing is absolutely essential.

St. Germans Place is one of Blackheath's most prestigious addresses. It was the creation of Lord Eliot (later the Earl of St Germans) during the 1820's. The property is located just 20ft from the heath and 0.4 miles from Greenwich Park. Blackheath Village with its array of boutiques, bars, restaurants and station is just 0.31 miles.





St. Germans Place, SE3 0NN



Approx. Gross Internal Floor Area 1,950 sq.ft (181.2 sq.m)
Approx. Gross Floor Area of Garage 291 sq.ft (27 sq.m)
Total Approx. Floor Area 2,241 sq.ft (208.2 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.