



**SOUTH ROW, BLACKHEATH, LONDON, SE3 0RY**  
**OIRO £900,000 SHARE OF FREEHOLD**

**LOCATED OPPOSITE THE HEATH AND DUCK POND AND WITHIN THIS PRESTIGIOUS GRADE II LISTED DEVELOPMENT, IS THIS VAST, THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT SPANNING ALMOST 1,200 SQ.FT AND WITH DIRECT ACCESS TO A GARDEN.**

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## DESCRIPTION:

Found on the much coveted ground floor, the accommodation comprises: a large entrance hall with good storage, superb and huge 34'9 x 12'2 double aspect reception room with floor to ceiling windows and views onto the gardens and heath and a semi open plan yet separate kitchen. There is direct access from the reception room onto a large walled garden that although is shared with just two other flats, the current vendor has enjoyed sole use of for the past 20 years. There is a large master bedroom with built in wardrobes, two further double bedrooms and a large shower room. To the rear are beautifully landscaped communal gardens that have recently been restored to their original 1963 design.

The property offers the opportunity for purchasers to put their own stamp on their new home. Features include; parquet flooring, gas fired central heating and double glazed windows. The property also benefits from a caretaker on site and is sold with a share of the freehold. This is an impressive home in one of Blackheath's most sought after locations and your immediate viewing is essential.

South Row is a Grade II listed award winning development designed by the renowned Eric Lyons and nestled on the edge of the prestigious Cator Estate. It's set in a fantastic location situated opposite the Blackheath duck/boat pond and common. It is just a few minutes' walk into Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just over the heath with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the 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. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. Surrounding the market, you'll find characterful boutiques and independent shops 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, 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 within easy reach.

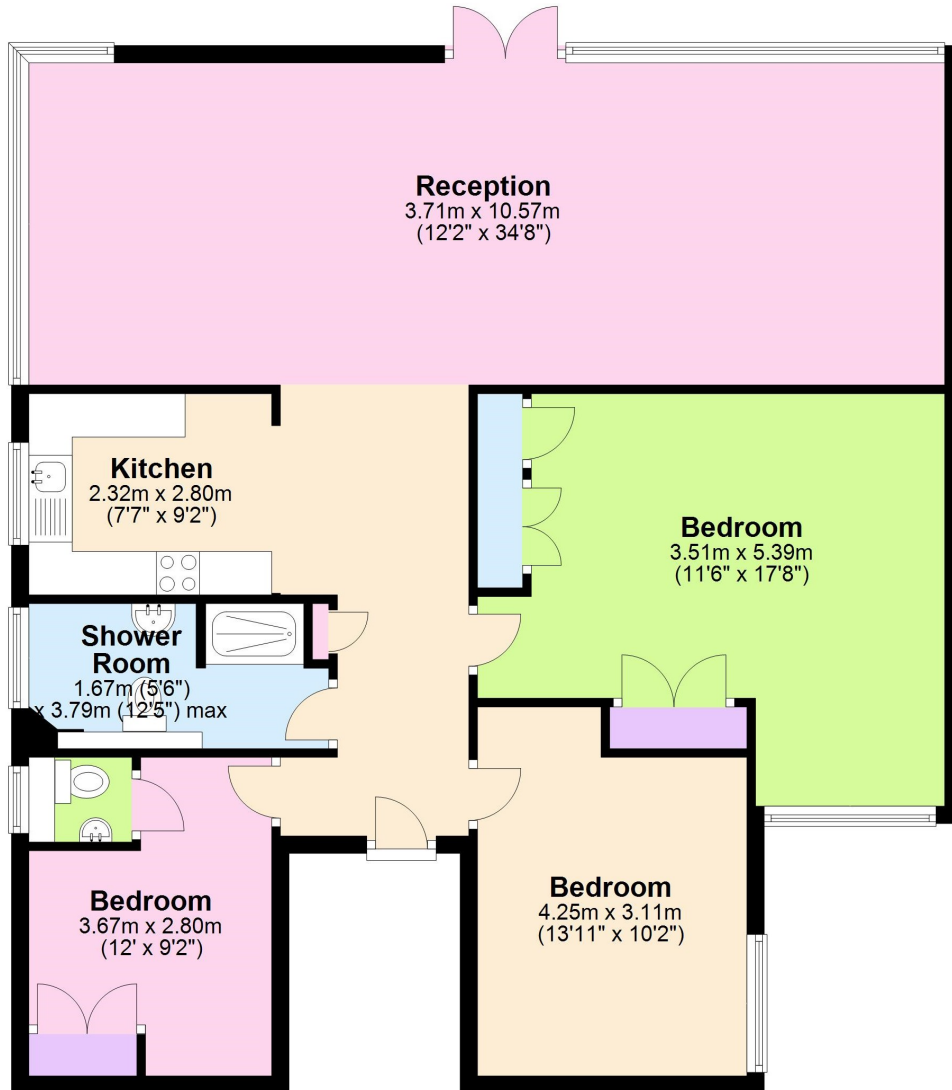
Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.5 miles) and Eltham College (2.5 miles) as are the very sought after All Saints and John Ball primary schools.





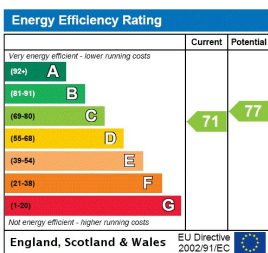
## Ground Floor

Approx. 109.8 sq. metres (1182.3 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 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. 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.



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