



## 2 bed flat to buy in SE3

St. Johns Park, Blackheath, London, SE3  
7TG

**£425,000** Starting Bid

🛏 x2 🪑 x1 🚗 x1

Tenure

**Share Of Freehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Off Street Parking
- ✓ Communal Garden
- ✓ Recently Refurbished to a High Standard
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £425,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A rare opportunity to acquire this recently refurbished split level apartment in one of Blackheath's premier tree lined roads. The property boasts recently finished kitchens and bathrooms, two full size double bedrooms and a large, bright lounge with bay window. There is ample storage throughout the property, combined with off street parking to the front, a lovely communal garden to the rear and the proximity to the heath is the perfect place for spacious living, indeed the split level configuration means house like living internally. Having been fully refurbished throughout, the property is in turn key condition for its new owners. There are amazing bus connections to the property, and Charlton Overground station a 12 minute walk this apartment offers large contemporary living in one of South East London's most desirable locations. With vacant possession, and share of freehold this is a must see. Please call Rolfe East for viewings.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 995

Annual Service Charge Amount: £660.00

Price: Starting Bid £425,000

Property Type: Flat

Parking: Off Street

Year built: 1950

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

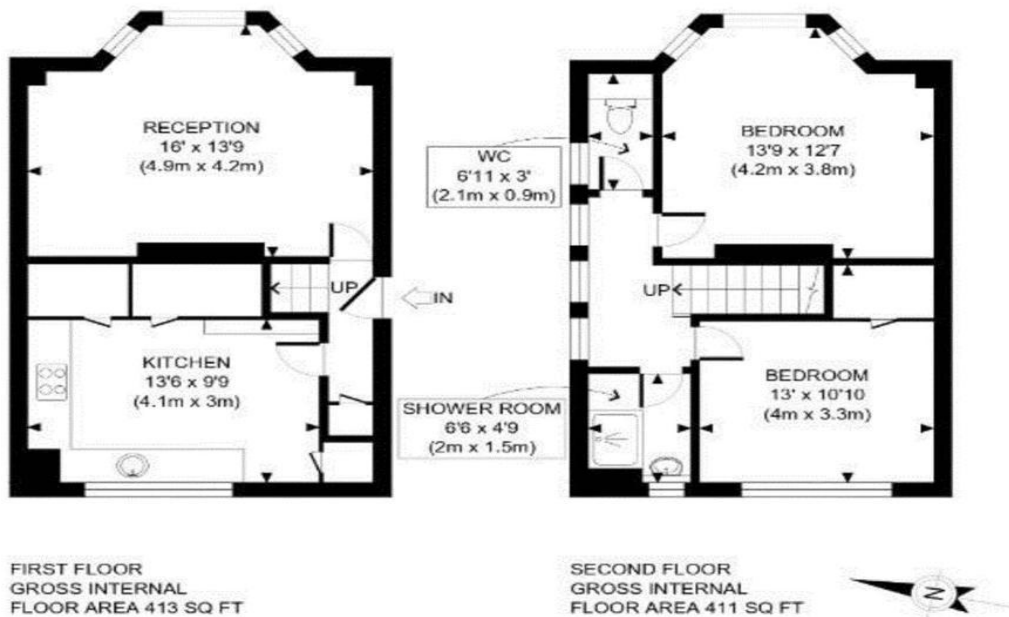
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



APPROX. GROSS INTERNAL FLOOR AREA: 824 SQ FT/ 77 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. Johns Park, Blackheath, London, SE3 7TG

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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