



St Johns Park Blackheath SE3



An immaculately presented and sympathetically upgraded period house situated in this sought-after tree lined road and situated within 1/2 mile of Blackheath, local schools and Blackheath Standard.

Having been the subject of an architect led refurbishment the sellers have created a home perfect for modern living.

Reception room interlinked to Sitting Room * Kitchen Dining room * Four double bedrooms * two bathrooms * cellar* enclosed rear garden with gated access to the rear.

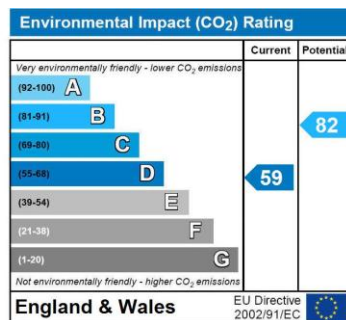
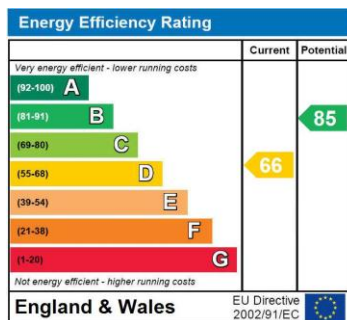
£1,200,000 Freehold

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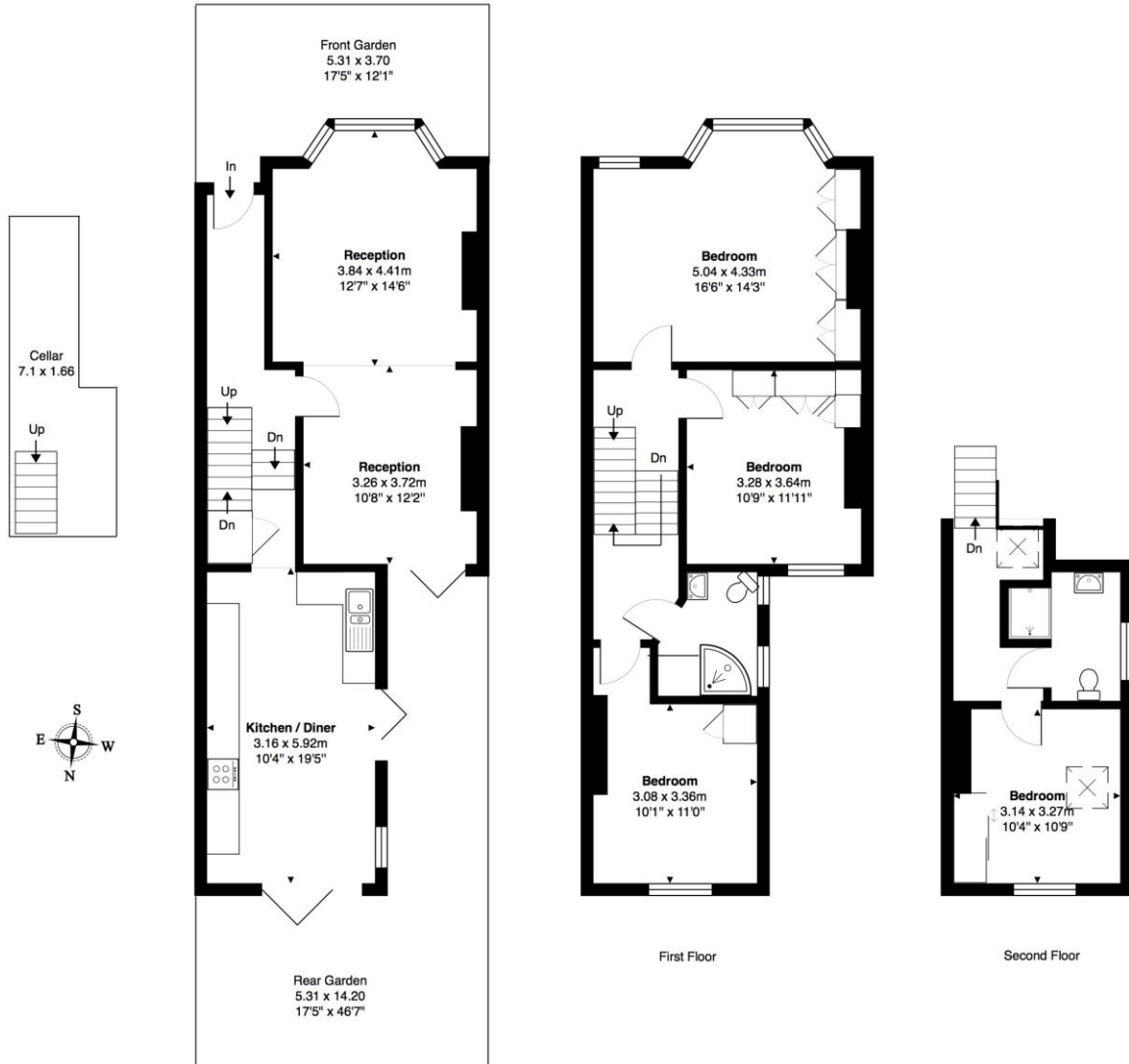
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St Johns Park



St Johns Park, SE3
Total Area: 134.9 m² ... 1452 ft²



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated.

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Panelled front door with opaque glazed inset windows and fan light above into the Hallway

Hallway

Green slate floor with matching green slate skirtings. Original ceiling corbels. Bisque radiator. Telephone point. Door leads down to the CELLAR. Cellar is dry with power and light.

Living room

An elegant dual aspect room with a wide angled bay window to the front and a aluminium framed bi-fold door by Idea out to the garden. Solid oak flooring. Slate skirtings matching the stone of the hallway. Open fire with polished gun metal art nouveau fireplace with tiled insert and slate hearth.

Family kitchen

A bright dual aspect room with twin aluminium bi-fold doors by Idea matching those of the Living room and a large full height picture window all out to the rear garden. Comprehensively fitted in a range of wall, base, drawer and larder units finished in duck egg blue with stainless steel handles. White Corian work tops including integrated twin sinks. Glass splash-backs. Chrome mixer tap. Stainless steel integrated split-level oven and stainless steel four burner gas hob both by Miele. Plumbing for washing machine and dishwasher. Bisque radiator. Slate flooring matching that of the hallway which flows seamlessly out to the garden. Halogen downlighters. Extractor fan.

Stairs up to the **MEZZANINE FLOOR**

Landing

Solid oak flooring. Halogen down lighters.

Bedroom 3

Double glazed casement to the rear. Solid oak flooring. Radiator. Airing cupboard housing the hot water cylinder.

Shower room

Fitted in white with chrome fittings and fully mosaic tiled walls. Oversized walk-in shower cubicle housing a Matiki power shower. Vanity unit mounted basin of contemporary design with cupboard storage beneath. Corner close coupled flush wc. Ladder style radiator. Twin opaque glazed double-glazed casements to the side. Slate tiled floor. Extractor fan. Halogen down lighters.

Stairs up to the **FIRST FLOOR** Landing with solid oak flooring and radiator. Access to **LOFT** which is suitable for conversion, subject to the necessary planning permissions being obtained

Bedroom 1

Wide angled bay window with a further full-size flanking window all to the front. Ceiling down lighters. Picture rail and skirtings. Telephone point. Bisque "spring" radiator with a second panel radiator. Fitted full height wardrobes to one entire wall affording excellent storage.

Bedroom 2

Double glazed casement to the rear. Fitted full height corner wardrobes affording excellent storage. Solid oak flooring. Double radiator. Access to **LOFT** which is suitable for conversion subject to the necessary planning permissions being obtained.

Stairs up to the top floor. **LANDING** lit via a skylight. Solid oak flooring.

Shower room

Fitted in white with chrome fittings. Enclosed shower cubicle with white mosaic tiled walls, white shower tray, chrome shower and glazed door. Contemporary semicircular vanity unit with stainless steel basin, cupboard and drawer storage beneath. Close coupled flush w.c. Twin ladder style radiators. Extractor fan. Opaque glazed window to the side. Wood flooring.

Bedroom 4

A dual aspect room with double glazed velux window to the side and double-glazed casement to the rear. Birch wood flooring.

Exterior

To the rear an enclosed garden with slate paving adjacent to the house forming a seamless floor from both the kitchen and living room allowing smooth indoor/outdoor living. Lawned area beyond this paved area with mature shrubs. Shed. Rear gated access. To the front an enclosed mature front garden.

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. **VIEWING ARRANGEMENTS STRICTLY THROUGH LONDON KEY ON 020 8853 3690 / 07946 384 771**