



The Paragon London SE3

Price **£1,125,000** Share of Freehold

Bedrooms: 3 Receptions: 1 Bathrooms: 2

Spacious and beautifully presented three bedroom garden apartment in this Grade I listed Georgian crescent adjacent to the heath with direct access to beautiful private gardens. Modern kitchen/diner, two bathrooms, large hallway, parquet flooring, residents' parking. Energy Efficiency Rating C.

John Payne

These details available online johnpayne.com/P213258
at viewing on 020 8318 1311

 onTheMarket.com

Very spacious and beautifully presented, three bedroom garden apartment in this iconic Grade I listed Georgian crescent adjacent to the heath, with beautiful landscaped private gardens to the rear. This light and airy apartment offers a stunning reception room with a huge bow window overlooking the gardens, a modern, well fitted kitchen and dining room, tasteful, high quality, modernised family and en suite bathroom, three good sized bedrooms, large hallway, parquet flooring throughout and direct access to the stunning parkland style communal gardens. There is residents' parking on a gravelled drive to the front. Energy Efficiency Rating C.

ENTRANCE

Access via carpeted communal hallway with secure entry phone system and stairs down to garden flat.

Inner Hallway

Parquet flooring throughout, large radiator, ceiling coving, panelled doors to all rooms.

Large under stairs walk-in storeroom housing wall mounted gas central heating condensing boiler and also houses plumbing for a WC.

Reception Room

A bright and spacious reception room with full width bow window to rear providing super views over the gardens. Parquet flooring throughout, double radiator, cast iron period fireplace with carved marble surround, coal effect gas fire, ceiling coving, four wall light points.

Bedroom 1

A bright and spacious bedroom with two sash cord windows to front, large radiator, ornate cast iron period fireplace, coal effect gas fire and carved marble surround, fitted wardrobes adjacent, four wall light points, large fitted wardrobe to one wall, parquet flooring throughout. Panelled door through to en suite shower room.

En Suite Shower Room

A wet room with fully tiled Carrara marble walls, low level WC with concealed cistern, petite wash hand basin, large Victoriana style storm shower with additional hand shower, heated towel rail, mosaic tiled flooring and under floor heating.

Utility Cupboard

Housing plumbing for automatic washing machine, space for tumble drier, tiled flooring.

Family Bathroom

A luxuriously appointed four piece bathroom suite comprising stand alone roll top claw and ball bath with Victoriana style mixer taps and shower attachment, high flush Victoriana style Burlington WC and pedestal wash hand basin. Large walk-in shower area with glass partition, Terrazzo style flooring, extractor fan, sash cord window to rear, part tiled walls, heated towel rail, underfloor heating.

Bedroom 2

Sash cord window to front, large radiator, four wall light points, ceiling coving, fitted storage cupboard.

Bedroom 3

Parquet flooring throughout, glazed doors to front providing access to frontage, four wall light points, ceiling coving and large radiator.

Kitchen/Dining Area

Arranged as two distinct areas.

Kitchen Area

Fitted with a good range of wall and base units, Butler's sink with mixer taps and rinser, stainless steel AEG electric oven with four plate induction hob and extractor above, AEG integrated fridge and freezer, attractive tiled flooring, part glazed stable door overlooking and providing access to the garden, inset spotlighting, ceiling coving, peninsular marble topped breakfast bar providing division from:-

Dining Area

A spacious dining area with sash cord window to rear overlooking garden, large radiator, parquet flooring, ceiling coving, two wall light points.

OUTSIDE

Immediately adjacent to flat 1 there is a large paved patio area which in turn provides access to the gardens which are spectacular grounds extending to almost two acres of parkland style gardens which are beautifully planted with a range of flower trees and shrubs with multiple seating areas.

At the front there is off street parking on a gravelled drive and there are additional communal grounds.

TOTAL APPROX. INTERNAL FLOOR AREA:

1492 SQ.FT. (138.6 SQ.M.)

TENURE: LEASEHOLD (Share of Freehold)

The lease term is 999 years from 4 January 2007 and that the property is being sold with the benefit of a share in the freehold. These particulars and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

Local Authority

The Royal Borough of Greenwich

Viewing Arrangements

Viewing by prior appointment through vendor's agents
John Payne on 020 8318 1311

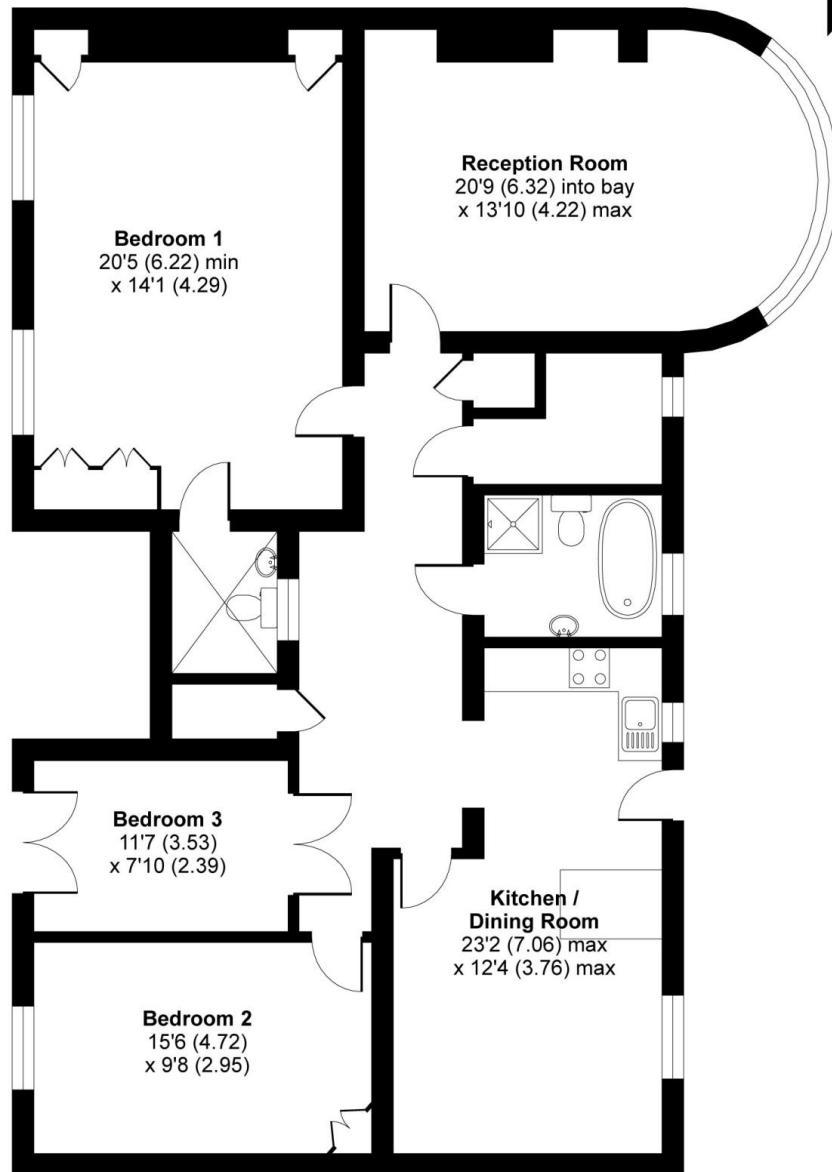
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APPROX. GROSS INTERNAL FLOOR AREA 1492 SQ FT 138.6 SQ METRES



Basement

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 69 | 81 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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