



Priory Park, Blackheath SE3 9UY

£875,000 Freehold



A great opportunity for you to get your hands on this amazing, extended three bedroom Span House, situated within the prestigious Cator Estate, approximately a 7 minute walk from the affluent area of Blackheath Village. It has a wide selection of restaurants, pubs, bistros, boutiques and the train station, connecting you to London Bridge in approximately 13 minutes and Charing Cross in just 22.

This home is immaculately presented with a real show shopper extended kitchen!

Plenty of cupboard space with white gloss fitted units, integrated Gaggenau appliances which the Vendors are happy to leave for the new owners. This includes two integrated ovens (one fan and one steam oven), two warming drawers, integrated microwave, large fridge and freezer with ice dispenser, as well as a coffee brewing machine.

This amazing space opens out to the South facing garden via full width bi folding doors. This beautifully decked garden has a built in programmable sprinkler system, outdoor lighting and speakers for a sound system - perfect for a summer house warming party!


Also in the garden there is a purpose built outbuilding which could be used as a guest bedroom, studio, games room or snug.

Additional features include a video entry phone system which can be viewed from more than one location and gated side access.

The property benefits from communal gardening and outside window cleaning across the year.

Overall an exceptional home worth viewing!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

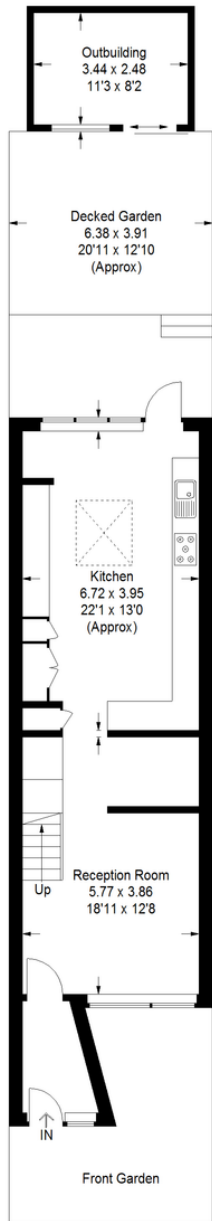
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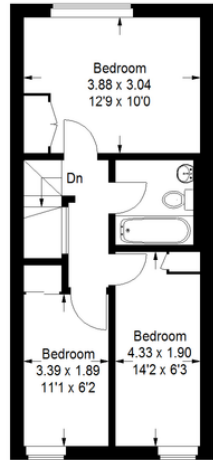


Priory Park, Blackheath, SE3



Ground Floor

Approximate Gross Internal Area
 105.7 sq m / 1138 sq ft
 Outbuilding = 8.6 sq m / 92 sq ft
 Total = 114.3 sq m / 1230 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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