



**Blackheath Park, Park End, Blackheath Park, SE3 0HA**

**£ Freehold**

Quietly situated at the very end of Blackheath Park a rare, one of just nineteen, Eric Lyons T2AX design houses, built by 'Span' in 1967. It has full double glazing and gas fired central heating.

The brilliance of this design, which is one of the largest of the three bedroom/two storey 'Span houses' at 960sq ft, is the versatile ground floor accommodation with an extra room, (an ideal home office) and downstairs cloakroom that project into the courtyard front garden. This is, in itself, a very pleasing feature of this design, being enclosed & west-facing and into which floor-to-ceiling windows of the reception room look. At the other end of this through room, windows and a glazed door open onto the garden at the rear, which mainly paved and has a door to the garden room and store, (formerly garage). On the first floor are three bedrooms and the bathroom, plus access, via a hatch, to the decorated attic space 10' x 5'3" with wall-to-wall ceiling level windows to the west. It has 6'6" maximum headroom reducing to 4', but a useful space nonetheless.

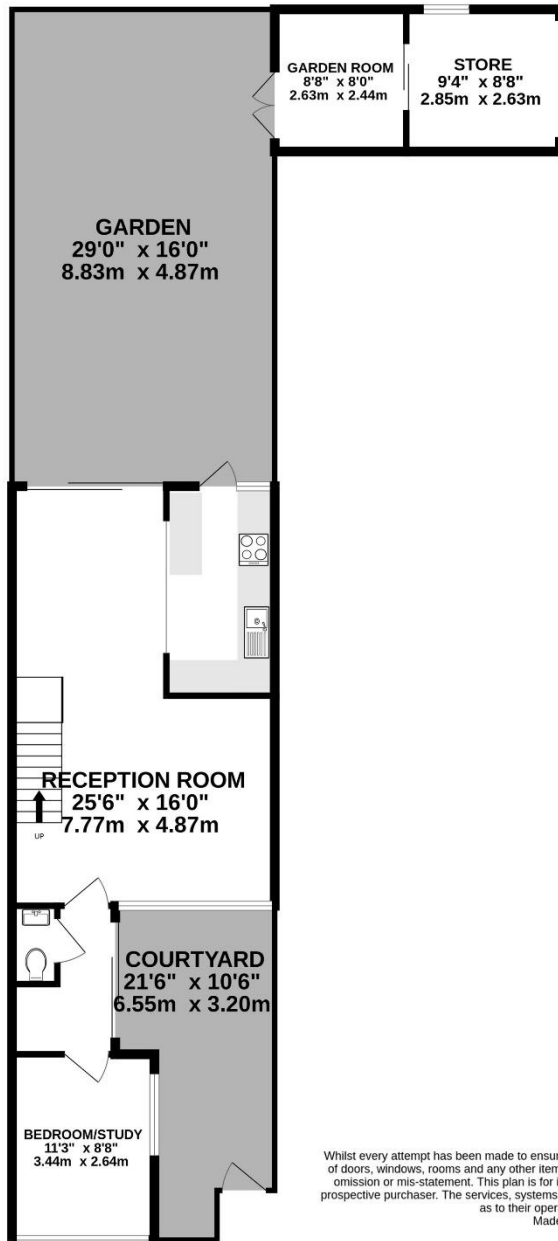
Park End is the furthest point of Blackheath Park, a pleasant 10 minute walk to Blackheath station and slightly closer to the Heath via Morden Road.

**The Accommodation Comprises:** Reception Room, Kitchen, Study/Bedroom 4, Cloakroom, Three bedrooms, Bathroom, Gardens, Garage/Garden Room, No Chain.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PRICE:** £ FREEHOLD

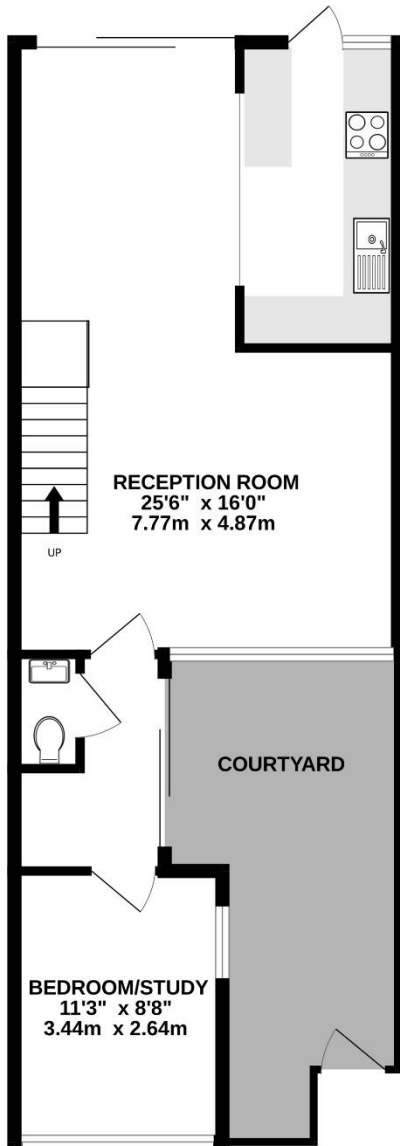
**VIEWING:** Strictly by appointment through Comber & Company

020 8318 9666

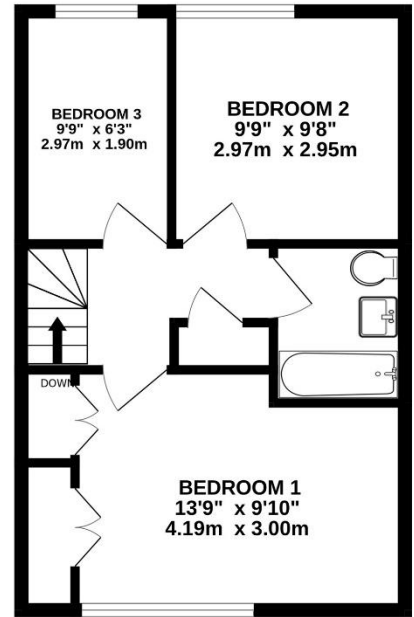
sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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