



St Johns Park, Blackheath, SE3 7JW

£ Freehold

A spacious Edwardian end of terrace house with three bedrooms in a beautiful tree-lined avenue one street back from the shopping facilities at Blackheath Standard.

On the ground floor there are two reception rooms linked by an open archway, the front with hardwood framed, double glazed, bay window and period fireplace flanked fitted bookshelves. To the rear of the entrance hall, past the door to the useful cellar, is a good-sized kitchen with French doors opening onto the courtyard garden. This has the advantage of a gate on to Old Dover Road for quick access to the shops. On the first floor are two good double bedrooms, an enormous bathroom and a separate W.C. The third bedroom and another separate W.C. (perhaps large enough to add a shower) are of the top floor at the rear of the house. The house is now vacant having been let for some years, it is clean and tidy, but the buyer is likely to want to do some upgrading.

The house is located at the far eastern end of St John's Park close to the junction with the Old Dover Road, the Heath and Greenwich Park and Westcombe Park station are all approximately ½ a mile away.

The Accommodation Comprises:

Entrance Hall, Two Reception Rooms, Kitchen, Three Bedrooms, Bathroom, Two W.C., Small Garden, Double Glazing, Gas Central Heating, No Chain.

EPC: E Council Tax Band: E Greenwich





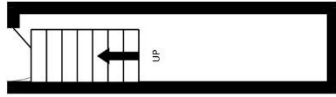




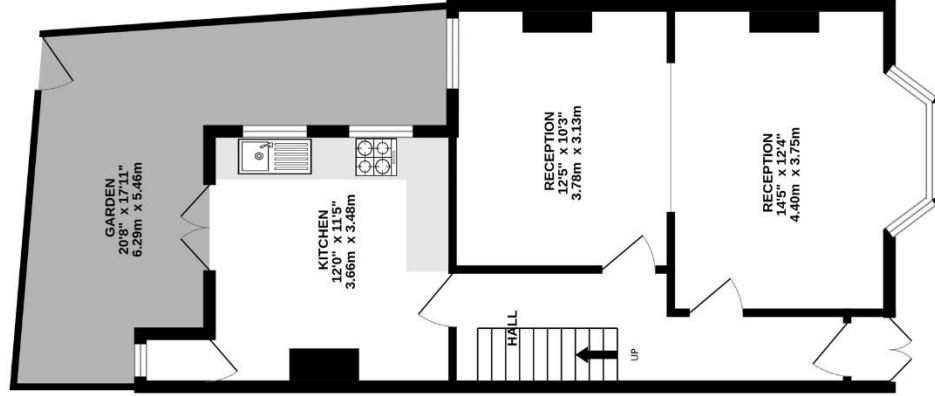
Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

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.

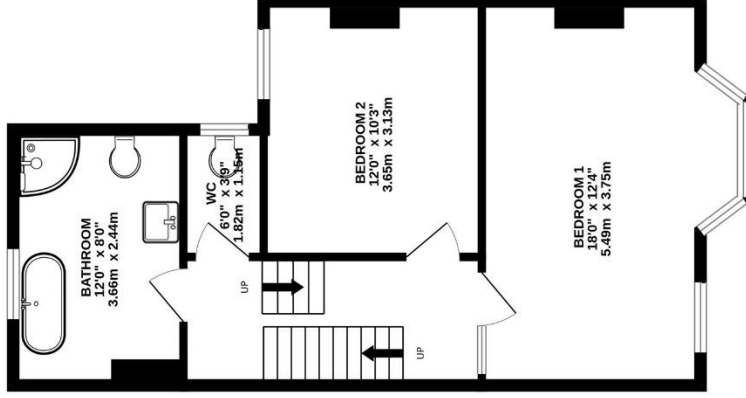
425 sq. ft.
39 sq. m (132 sq. m) approx.



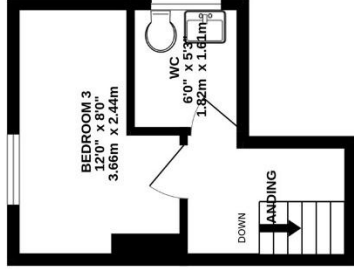
455 sq. ft.
42 sq. m (137 sq. m) approx.



1,371 sq. ft.
127 sq. m (177 sq. m) approx.



720 sq. ft.
67 sq. m (113 sq. m) approx.



TOTAL FLOOR AREA : 1182sq.ft. (109.8 sq.m.) approx.

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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