



Bardon Lodge, Stratheden Road, Blackheath, London SE3 7TE



Bardon Lodge, Stratheden Road, London, SE3

Share of Freehold (999 years remaining)

A superb light and spacious apartment in this exclusive luxury development located close to the amenities of Blackheath and Westcombe Park.

Key Features

- 2 Bedrooms, 2 Bathrooms
- Private patio connecting directly to beautiful communal gardens
- Moments from Blackheath Common & Greenwich Park
- Beautifully presented
- Walk to both Westcombe Park and Blackheath mainline train stations
- Excellent transport links to The City, Canary Wharf, West End and Victoria
- Allocated off street parking space
- Peppercorn ground rent

The Property

This beautifully presented apartment comprises large entrance hall, master bedroom with fitted wardrobe and beautiful bay window to the front with access to an en-suite bathroom, separate fitted kitchen, a separate shower room and a 23'0 reception room to the back with dual access onto a superb patio area which connects to a well kept lawned communal grounds that wraps around the apartment.

The property also benefits from an allocated parking space.

Council Tax: D

Service Charge: £2,000 per annum

EPC: C





Sellers Comments

Our journey to Blackheath began in 2009 when we had the chance to explore Greenwich Park and instantly loved the charm of Greenwich and village feel of Blackheath. We initially rented the apartment and then bought it and have been here ever since.

Blackheath, with its welcoming community and distinct village ambiance, perfectly complemented our desire for a close-knit neighbourhood. The cafes, local shops, close proximity to outstanding schools and friendly faces helped create a sense of belonging and we settled in in no time. Moreover, being able to enjoy the village-like atmosphere without sacrificing proximity to Canary Wharf and Central London was an absolute dream.

The beautiful period exterior of Bardon Lodge initially prompted us to view the apartment and we loved how generous in size the apartment is and the unique private patio with direct access to the communal garden.

From the moment we arrived at Bardon Lodge, we were greeted with warmth and friendly faces. During the summer, the delightful communal garden becomes a hub for socializing, where neighbours gather for drinks and relaxation. This sense of community, along with the building's security and the convenience of a bus stop right outside, has provided the welcoming environment, security and convenience we were seeking.

The proximity to Greenwich Park, just a few minutes' walk away was our favourite thing about living here and we have spent many evenings watching the incredible sunsets at the Royal Observatory with amazing views over London. This has made us appreciate the privilege of residing in this extraordinary location and we sincerely hope that the next owners will enjoy their time here as much as we have.

Outside

The location of Bardon Lodge is particularly attractive for outdoor enthusiasts, as it is within close proximity to Blackheath Common, a vast open space offering opportunities for recreational activities, picnicking, and leisurely walks.

The nearby Royal Greenwich Park and Royal Observatory further add to the area's appeal with spectacular views over Canary Wharf and The City, only a 10-minute walk away.





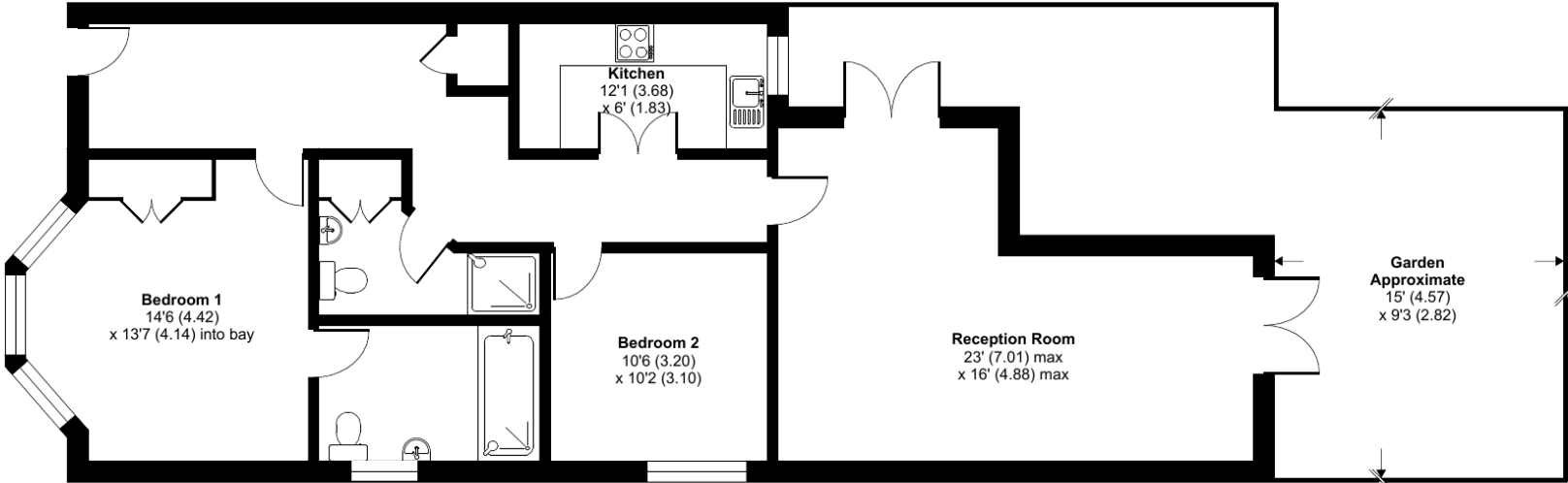




Stratheden Road, SE3

Approximate Internal Area = 1012 sq ft / 94 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for JLL Residential. REF: 1101805

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