

# Rolfe East



St Johns Park, SE3

£525,000

- Split Level Apartment
- Communal Garden
- Ideal Location
- Off Street Parking
- Recently Refurbished to a High Standard
- Share of Freehold

A rare opportunity to acquire this recently refurbished split level apartment in one of Blackheath's premier tree lined roads. The property boasts recently finished kitchens and bathrooms, two full size double bedrooms and a large, bright lounge with bay window. There is ample storage throughout the property, combined with off street parking to the front, a lovely communal garden to the rear and the proximity to the heath is the perfect place for spacious living, indeed the split level configuration means house like living internally. Having been fully refurbished throughout, the property is in turn key condition for its new owners. There are amazing bus connections to the property, and Charlton Overground station a 12 minute walk this apartment offers large contemporary living in one of South East London's most desirable locations. With vacant possession, and share of freehold this is a must see. Please call Rolfe East on 020 8579 1111 for viewings.

 2

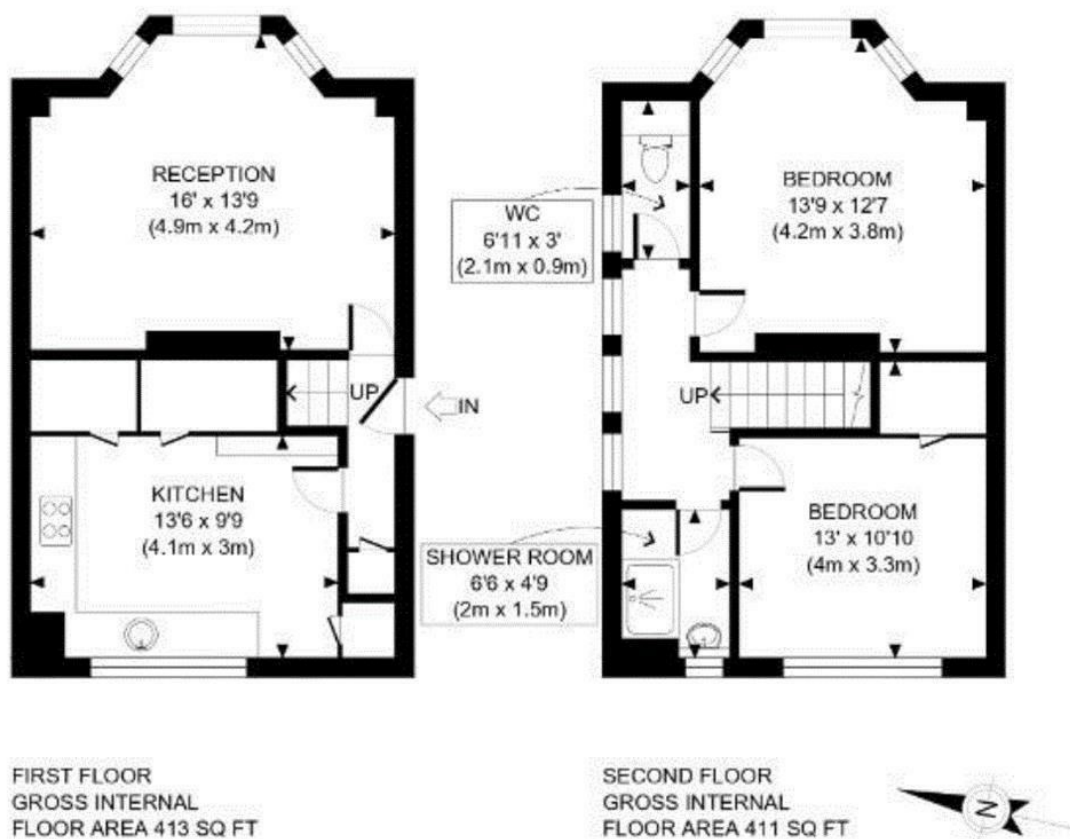
 1

 1

 D

Council Tax Band: C



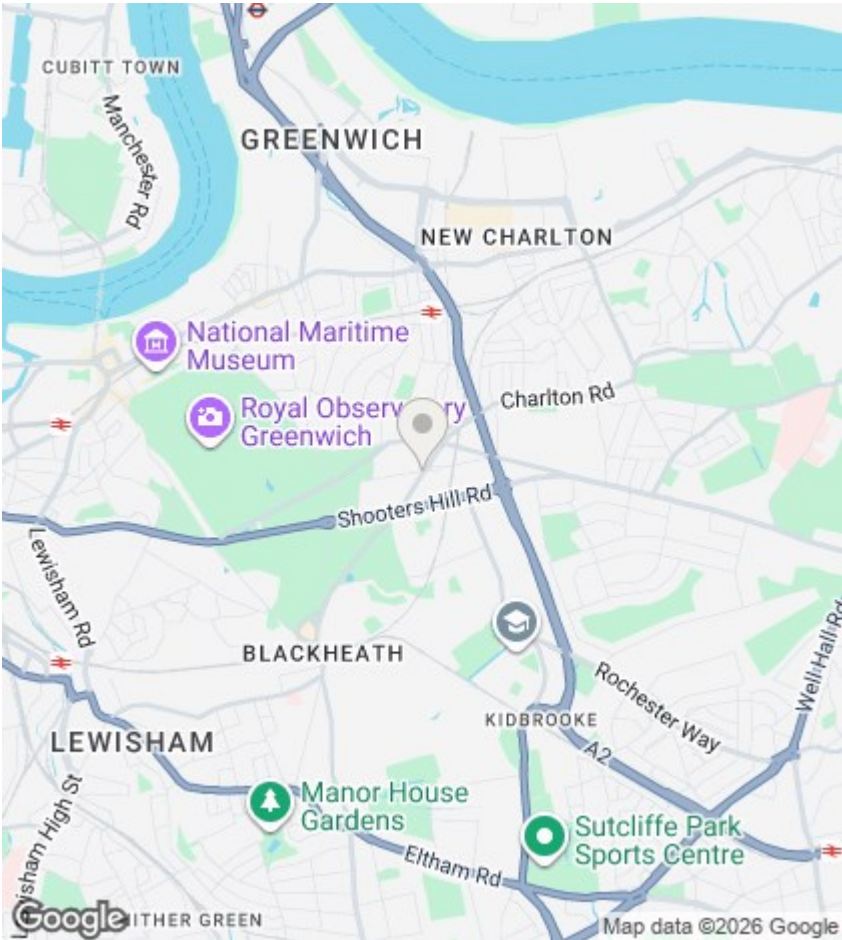


APPROX. GROSS INTERNAL FLOOR AREA: 824 SQ FT/ 77 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS** COUK  
ONE STOP SHOP FOR PROPERTY DOCUMENTS

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8579 1111 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 79        |
| (55-68) D                                   | 56                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |