



Paragon Place Blackheath SE3



A charming coach house which has been the subject of an architect-led refurbishment and extension programme situated in a tranquil spot in the heart of Blackheath Village and therefore easy walking distance of the station, heath and a wide variety of local shops and restaurants.

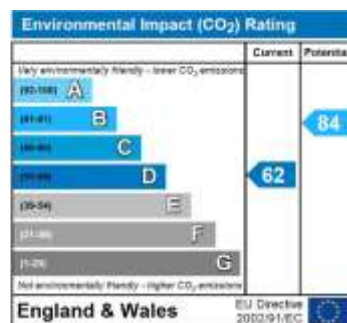
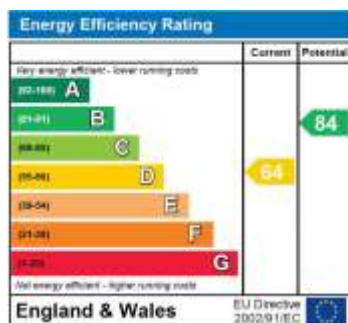
Living room with full width bi-fold doors to the courtyard garden * Fitted integrated kitchen Master bedroom with en suite shower room * Two further double bedrooms
Bathroom with separate shower cubicle * Cloakroom * Garage

Price: £875,000 Freehold

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Paragon Place

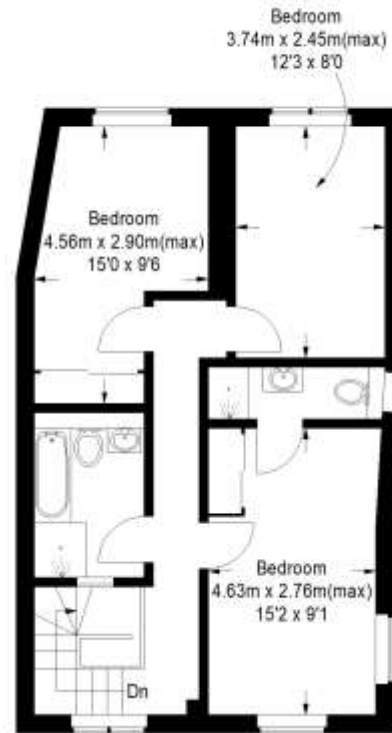


Paragon Place, SE3

Approximate Gross Internal Area (Including Garage)
113.8 sq m / 1225 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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A charming coach house which has been the subject of an architect-led refurbishment and extension programme situated in a tranquil spot in the heart of Blackheath Village and therefore easy walking distance of the station, heath and a wide variety of local shops and restaurants.

Living room with full width bi-fold doors to the courtyard garden * Fitted integrated kitchen * Master bedroom with en suite shower room * Two further double bedrooms * Bathroom with separate shower cubicle * Cloakroom * Integral garage suitable for conversion into living accommodation

Solid oak front door with glazed panel detail into

Hallway

Wall mounted entry phone

Cloakroom

Fitted in white with chrome fittings and comprising a close-coupled flush wc and wall mounted hand basin. Radiator. White ceramics to dado height and porcelain floor tiling. Opaque multi paned double glazed casement to the front courtyard. Built in storage cupboards one of which holds the electricity meter.

Kitchen

Fitted in a range of wall, base and drawer units and finished in brilliant white high gloss lacquer. Quartz stone work top and ceramic tiled splash backs. Integrated 5 burner gas hob, electric oven and stainless steel and glass extractor canopy. Integrated washing machine, dishwasher and full height fridge freezer. Ceramic "wood grain" floor with under floor heating system. Wide archway thru to the Living room

Living Room

An industrial style space with extra height and full width half glazed roof with integral sun blinds. Full width bi-fold doors out to the private courtyard garden with fitted vertical blinds. Oak flooring with under floor heating. Halogen down lighters and wired for wall lights. TV point.

Garage

Double glazed multi-paned casement to the side. Remote control "up and over" door to the front. Wall mounted Worcester gas fired boiler and large floor standing mega flo cylinder. The garage is eminently suitable for conversion into further living space subject to the necessary planning permissions being obtained.

Stairs with painted wood handrail up to the first floor

Galleried Landing

Structural glass balustrade. Multi paned casement to the front. Radiator. Halogen down lighters. Access to loft storage.

Bedroom 1

A dual aspect room with a double glazed picture window with views to the heath and a further multi paned casement to the front. Double radiator. TV point. Fitted double wardrobe with sliding mirror fronted doors. Door into the ensuite shower room

Ensuite Shower Room

Fitted in white with chrome fittings and comprising limestone tiled shower cubicle with chrome power shower and white shower tray. Wall mounted hand basin and concealed flush WC. Double glazed casement to the side. Limestone tiled floor and walls to dado height. Halogen down lighters.

Bedroom 2

Double glazed multi paned casement to the rear. Large custom built fitted wardrobe with sliding mirror fronted doors. Double radiator

Bathroom

Finished in white with chrome fittings and comprising panel bath with mixer taps and hand held shower attachment. Separate tiled shower cubicle housing a power shower. Wall hung basin with vanity storage drawer beneath and mixer tap. Concealed flush WC. Chrome ladder style heated towel rail. Under floor heating system. Limestone tiling to walls and floor. Fitted mirror with built in shelf. Extractor fan. Halogen down lighters.

Bedroom 3

Multi paned double glazed casement to the rear. Double radiator. Halogen down lighters.

Exterior

To the rear a York-stone paved courtyard garden with secure gated access to a side path affording access to the front. To the front there is a covered paved forecourt.

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

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