



ST. JOHNS PARK
LONDON, SE3

GRANT J BATES
— PROPERTY —



A spacious and immaculately presented three bedroom Victorian conversion flat

GJB

St. Johns Park, London, SE3

Share of Freehold

- Three Bedrooms
- Two Bathrooms
- Nearly 1,700 Sq Ft
- Beautifully Renovated Throughout
- Solid Wood Kitchen
- Period Features
- Hall And Lower Ground Floor
- Tree-Lined Road
- Communal Gardens
- Off Street Parking

Grant J Bates

Founder

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Description

A beautifully presented three bedroom split-level flat occupying the hall and lower ground floors of this imposing Victorian house. The current owners have remodelled and fully renovated the home to an exceptionally high standard, while retaining much of its original period charm.

Set back from the road behind gates, the property is approached via a large gravel driveway and a charming communal front garden. The flat is accessed through a private side entrance, leading into a welcoming and spacious hallway. Attractive wooden flooring flows through to the stylish kitchen, thoughtfully separated by floor-to-ceiling Crittall doors, allowing natural light to travel throughout the space. The solid wood kitchen is fully integrated with appliances and finished with a white quartz worktop.

The impressive 25ft reception room boasts ceilings over 3.5m high, with ornate cornicing that creates a real sense of grandeur. Large sash windows, fitted with wooden shutters, perfectly frame views of the beautiful church opposite.

This floor also offers two generously sized bedrooms and a modern bathroom. A short set of steps leads down to the principal bedroom, complete with a walk-in wardrobe and a luxurious en-suite. Double doors open out onto a sunken terrace, providing a peaceful outdoor retreat.

Situation

St John's Park is a tree-lined road in Blackheath, conveniently located for Blackheath Standard and Greenwich Park. Blackheath Standard offers a Marks & Spencer Food Hall, independent shops, and cafés, while a walk through the park leads to Greenwich town centre with strong transport links by road, rail, and riverboat.

Additional Information

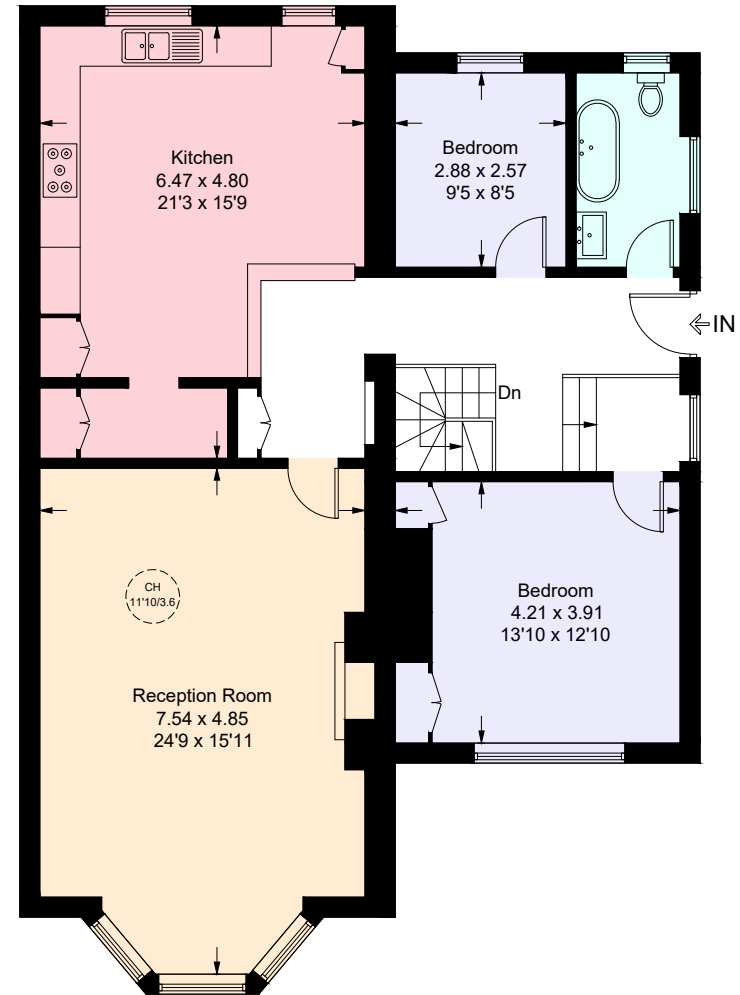
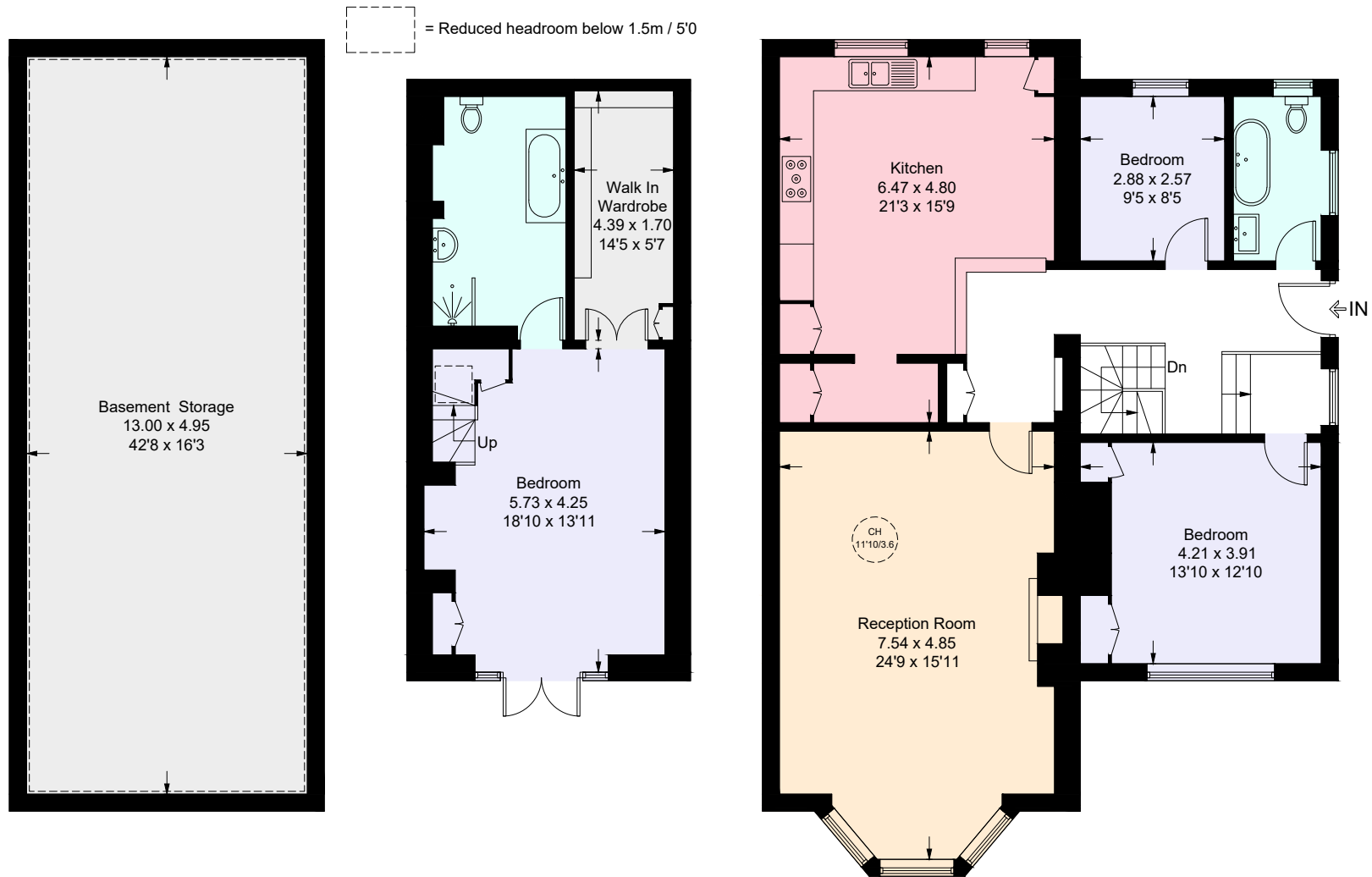
Local Authority: Greenwich

Council Tax Band: D

EPC Rating: TBC







St. Johns Park

Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft (Excluding Basement Storage)

Basement Storage = 64.3 sq m / 692 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.