



The Paragon, Blackheath, SE3 OPA

£ Share of Freehold

A charming first-floor conversion flat within one of fourteen houses linked by colonnades and forming The Paragon: a Grade One listed crescent that directly fronts the eastern side of the heath, in Greenwich Borough's Blackheath Conservation Area.

The grand communal entrance hall and elegant staircase ascend to the first floor, where the entrance door to the flat opens into a small hall. The reception room is spacious and light with two very tall sash windows looking south across acres of beautiful communal gardens at the rear. The bedroom is large, with floor-to-ceiling cupboards, and its sash window overlooks another large area of communal garden at the front, with the heath beyond, a view shared by the bathroom window. The well fitted kitchen is bright, lit by the south-facing window. There is parking for residents on the private gravel driveway at the front of the house.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom, Communal Gardens, Residents Parking, Gas Central Heating, No Chain.

EPC: D

Lease Term: 999years from 04/01/2007

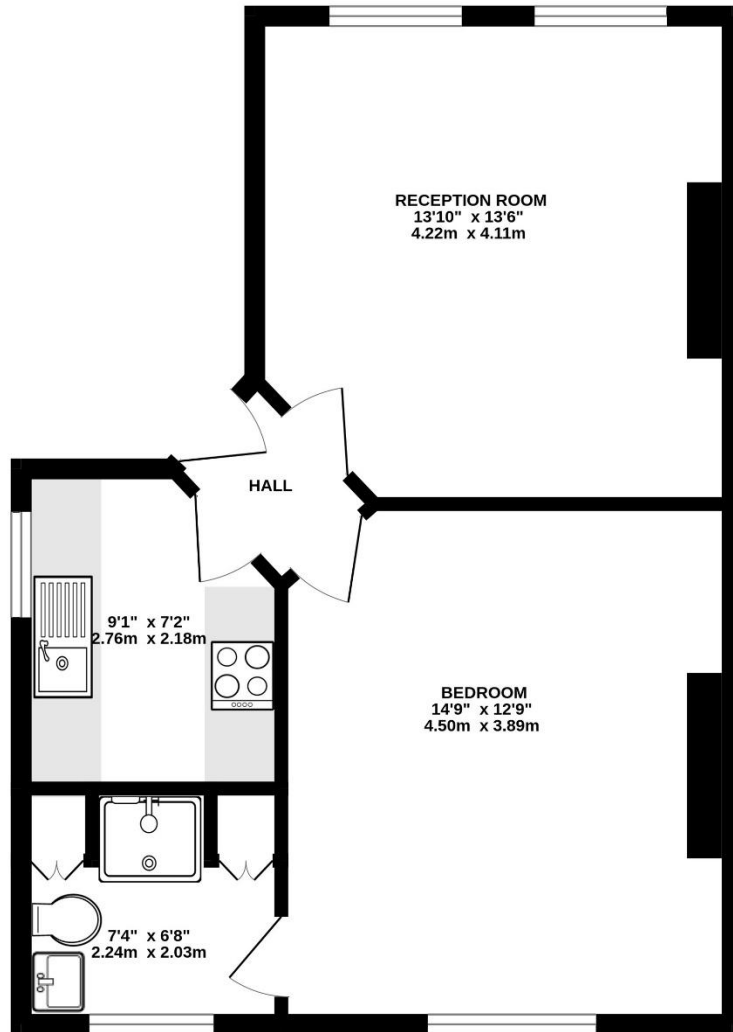
Council Tax Band: D Greenwich

Maintenance: £590 per quarter





FIRST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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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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.