

The Paragon, Blackheath, SE3 0NX **£ Share of Freehold**

The Paragon is a crescent of 14 Georgian houses linked by colonnades, converted into flats in the 1950s and Listed Grade One, this large one-bedroom flat is the favoured hall floor.

The flat is now vacant having been let for many years and though the kitchen, bathroom and gas combination boiler are not that old, the whole property is ripe for refurbishment. Being Hall floor all the rooms, bar the bathroom, have extraordinary 12' high ceilings and incredibly tall sash windows, in the reception room there are three in a full width, south facing, bow window, which floods the room with light and gives a superb view of the beautiful gardens.

The buildings are surrounded by very extensive communal gardens, and a private driveway gives access off the heath. The centre of Blackheath village and railway station are a pleasant ½ mile walk away, past the duck pond and the Princess of Wales, along the southern edge of the heath.

<u>The Accommodation Comprises:</u>

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

EPC: D **Council Tax Band: D** **Greenwich, (Blackheath Conservation Area)**

Lease Term: 999 years from 04/01/07 **Ground Rent: £0p.a.**

Maintenance: £2730.56 p.a. **Buildings Insurance: £766.49 p.a.**

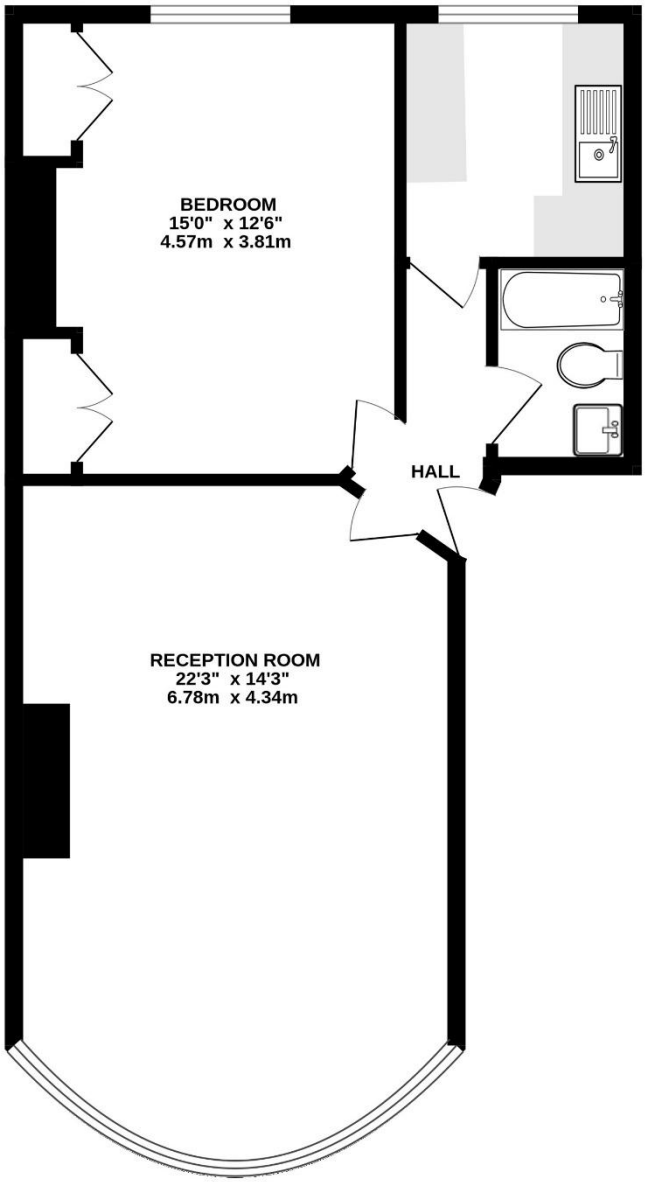








HALL FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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.
Made with Metropix ©2026

Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

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.