



Parkside, Vanbrugh Fields, Blackheath, SE3 7QQ

£Share of Freehold

In this fine location adjacent to the Royal Greenwich Park, a large top floor (second) flat in the sought after front facing position within this desirable purpose built block, built in the 1950s, featuring splendid open views directly across the open heath. It is offered chain free and would be hard to match for all it offers, including a share in the freehold.

All the flats in the development are of identical size and layout, each featuring a large reception room with parquet flooring, a large kitchen/breakfast room, two double bedrooms and spacious bathroom, plus use of the well tended lawns that surround the various buildings and a garage en-bloc. The buildings and communal parts are very well maintained. The location is prime and an easy walk to Maze Hill mainline railway station, and across the heath to the village, also with a mainline railway station. Local shops at the Blackheath Royal Standard are close-by, including a 'Marks and Spencer' food halls and good bus routes.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom, Communal Gardens, Garage, Double Glazed Timber Sash Windows, Gas Central Heating, No Chain.

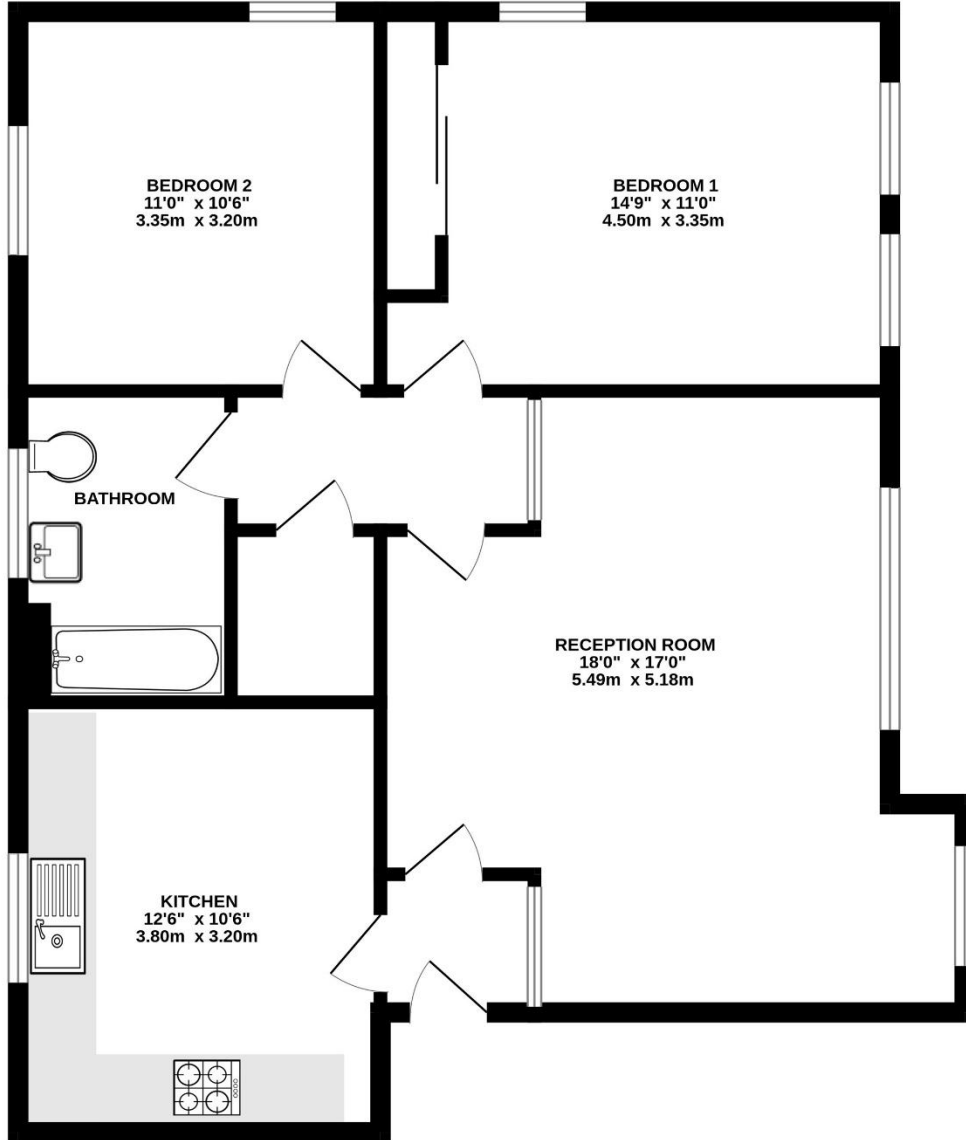
EPC: D Council Tax Band: E Greenwich (Blackheath Conservation Area)

Lease Term: 950 years Ground Rent £30p.a. Maintenance & Reserve Fund: £3,124.91 p.a.





SECOND (TOP) FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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.