

Shooters Hill Road, Blackheath, SE3



0203 870 00 00

[hello@integra-estates.com](mailto:hello@integra-estates.com)

[www.integra-estates.com](http://www.integra-estates.com)

PUTTING YOU FIRST

## Key features

- Three bedroom apartment
- Period property
- Off street parking
- Modern living
- Exceptional location
- En suite
- Close to Blackheath common



## Description

---

Integra Estates is excited to offer this stunning three bedroom mid floor apartment set within an elegant and historic Victorian building in the highly desirable heart of Blackheath. This exceptional home beautifully combines the character and presence of a period property with the space, finish and functionality expected from modern living. Spanning a generous footprint, the apartment immediately impresses with its sense of light, scale and flow. High ceilings and large windows are a reminder of the building's heritage, while the thoughtful layout and refined finishes ensure the home feels contemporary, calm and effortless to live in. It is the perfect balance of old world charm and modern comfort.

At the heart of the home sits an exceptionally well equipped kitchen that offers both striking visual appeal and everyday practicality. Fitted with quality built in appliances and finished with clean modern lines, this is a kitchen designed to be admired.

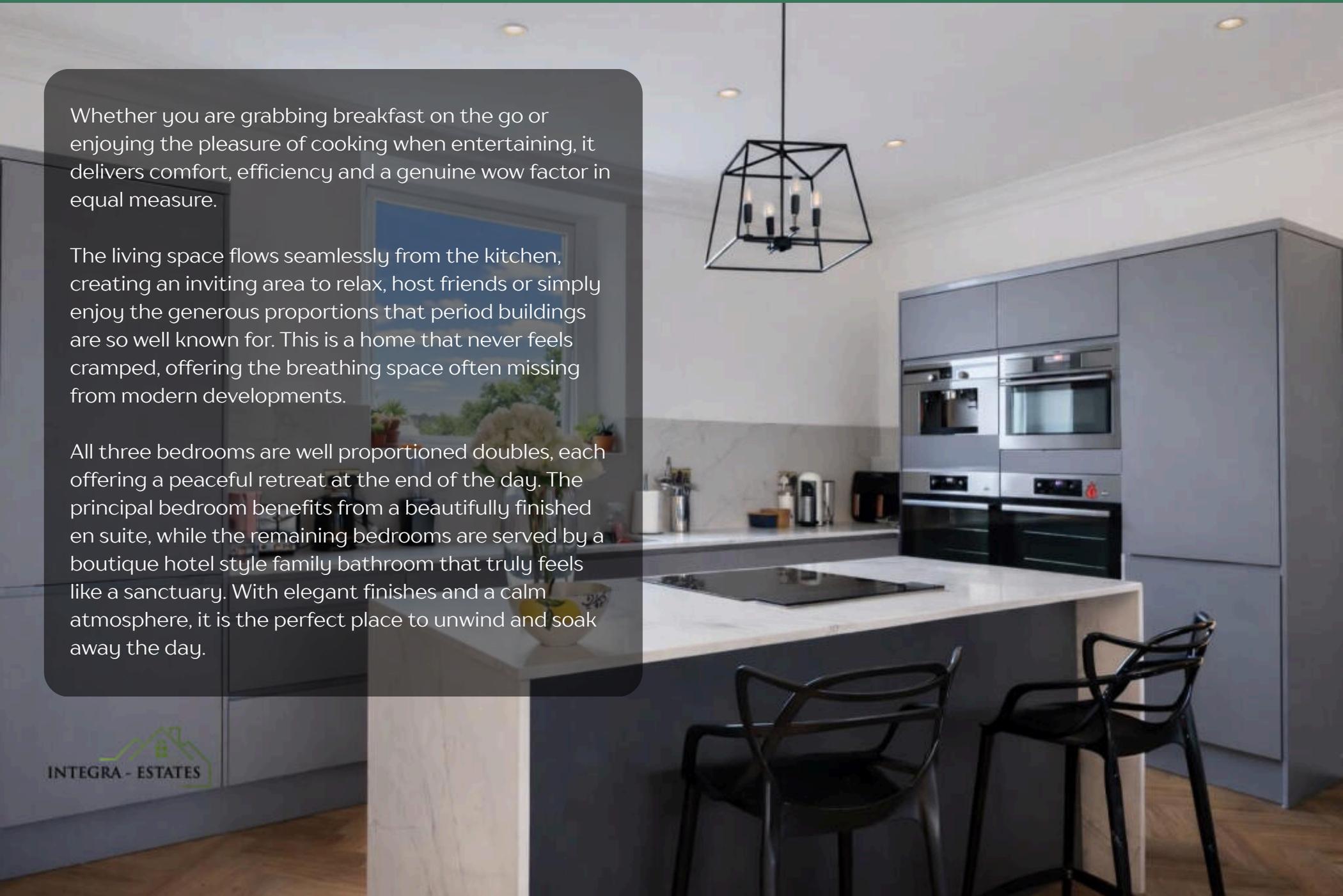




Whether you are grabbing breakfast on the go or enjoying the pleasure of cooking when entertaining, it delivers comfort, efficiency and a genuine wow factor in equal measure.

The living space flows seamlessly from the kitchen, creating an inviting area to relax, host friends or simply enjoy the generous proportions that period buildings are so well known for. This is a home that never feels cramped, offering the breathing space often missing from modern developments.

All three bedrooms are well proportioned doubles, each offering a peaceful retreat at the end of the day. The principal bedroom benefits from a beautifully finished en suite, while the remaining bedrooms are served by a boutique hotel style family bathroom that truly feels like a sanctuary. With elegant finishes and a calm atmosphere, it is the perfect place to unwind and soak away the day.



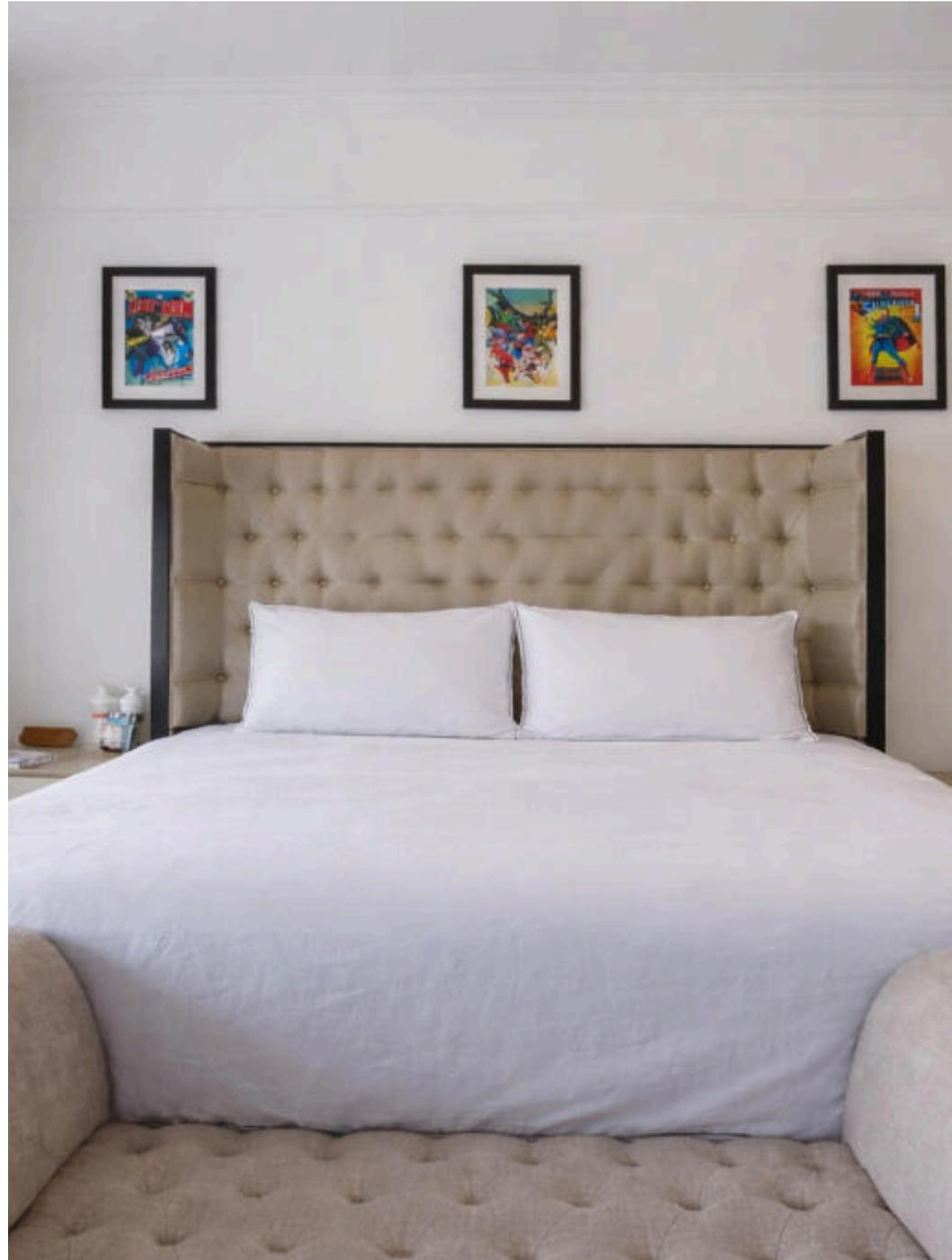


Living in Blackheath means embracing one of London's most cherished locations. Blackheath Common is one of the capital's most highly regarded green spaces, offering open views, fresh air and a real sense of community life. Whether enjoying weekend walks, morning runs or relaxed afternoons outdoors, it is a setting that enhances daily living.

Families are exceptionally well catered for, with a range of highly regarded schools within close proximity, including John Ball Primary School and All Saints' Church of England Primary School, alongside respected independent options such as Blackheath High School, Blackheath Preparatory School and Heath House Preparatory School. This concentration of quality education adds further appeal to an already sought after area.

Blackheath village itself offers a vibrant high street with a wonderful mix of independent cafés, restaurants and boutiques, complemented by well known high street names. It is a place where daily life feels both convenient and characterful.

Transport connections are excellent, with Blackheath station providing swift access into central London, and a variety of nearby bus routes linking to Greenwich, Lewisham and North Greenwich, making commuting and city exploration straightforward.









# Location

This apartment offers the rare opportunity to enjoy the elegance and stature of a historic building while living in a home that feels thoroughly modern and ready for today's lifestyle. Properties of this calibre in Blackheath are always in strong demand and early viewing is highly recommended.

Contact Integra Estates today to arrange your private viewing and experience this lovely home for yourself.

**Tenure - Sharer of freehold**

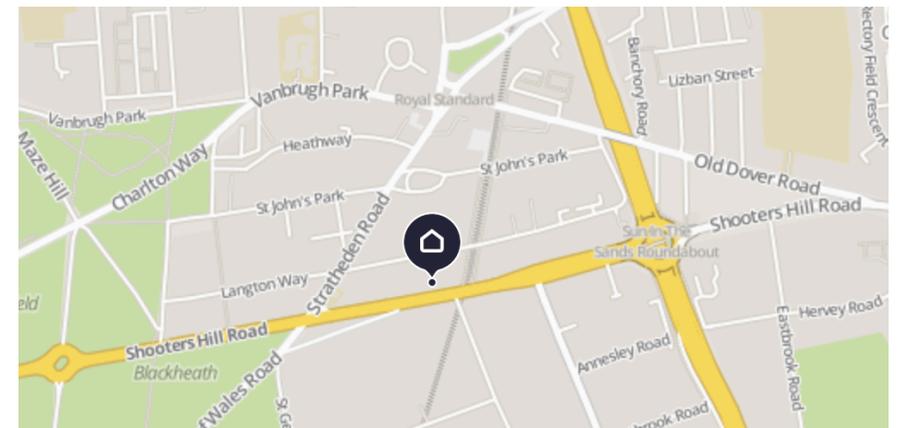
**Lease Length - in excess of 800 years**

**(To be confirmed by purchasers solicitor)**

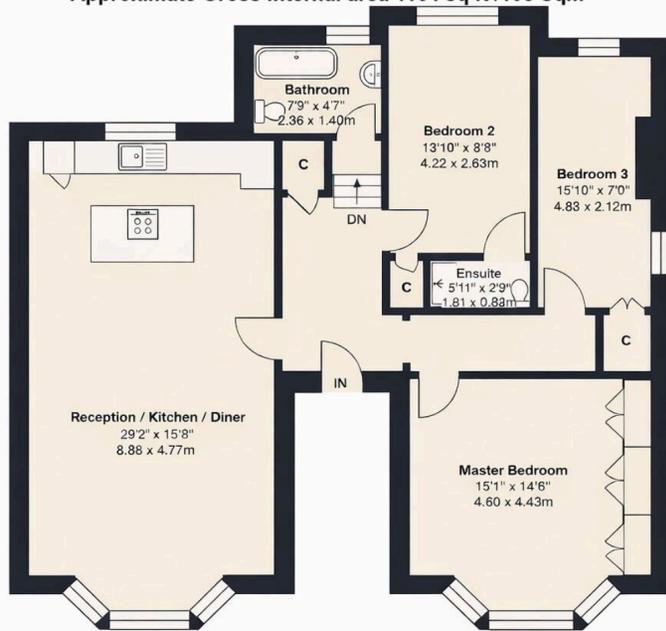
**Service Charge £2,200 (To be confirmed by purchasers solicitor)**

**Local Authority Greenwich**

**Council Tax band E**



**Shooters Hill SE3**  
Approximate Gross Internal area 1164 sq ft /108 Sqm



**This floor plan is for illustration purposes only and should not be relied upon for accuracy. All measurements are approximate and any references to appliances or fixtures do not imply they are in working order. No responsibility is taken for any errors, omissions, or misstatements in the floor plan. For a precise and accurate layout, an independent specialist should be instructed.**

## Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, This includes but is not limited to lease length, service charge, or ground rent charges. The position regarding any fixtures & fittings and where the building has been extended/converted, as to Planning Approval and Buildings Regulations compliance Every care is taken in giving particulars but should any error inadvertently occur, Integra-Estates do not hold themselves responsible and accept no responsibility for any expenses, loss, or time incurred. Neither the vendor, the owners, or any employee of Integra-estates make or give any representation or Warranty in relation to the property.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Please be mindful Under the UK Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Integra-Estates are legally obliged to carry out anti money laundering checks on all parties involved in a property transaction. This includes (but not limited to) verifying identity and obtaining full evidence of funds and source of those funds before a sale can progress. These rules are enforced by HM Revenue and Customs (HMRC) as the supervisory authority and form part of the duties estate agents must fulfil to prevent financial crime.

Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction. To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.

## Description

- Three bedroom apartment
- Period property
- Off street parking
- Modern living
- Exceptional location
- En suite
- Close to Blackheath common