



9C St Johns Park, Blackheath SE3 7TD

£550,000 SHARE OF FREEHOLD

A very large conversion flat, the whole top floor of this substantial Victorian double fronted detached building with additional internal space by virtue of the external staircase making for 1140 square foot of accommodation.

Currently arranged as a four bedroom needing complete refurbishment it would, post renovation, make a very lovely two bedroom, two reception or three bedroom, two bathroom flat. The works required include a full re-wire, every wall and ceiling re-plastered, refurbishment and decoration of the sash windows, new kitchen and bathroom and sound insulation of the floor-. The flat has the benefit of the whole loft storage space within its demise, also use of the very extensive communal gardens; this building being one of the last in the road not to have sold off the rear portion of its garden for development on Heathway.

St Johns Park runs east from The Heath to the junction with Stratheden Road, this building is located on the north side of the road, approximately half way along.

THE ACCOMMODATION COMPRISES • Entrance Hall • Three Bedrooms • Reception Room • Kitchen • Bathroom • Separate W.C. • Gas Central Heating • Communal Gardens • No Onward Chain

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The accommodation comprises

EXTERNAL	Steel staircase to the second (top floor). Door to..
Entrance Hall :	Door to room one, open archway ahead into..
Inner Hall :	Door to the three further rooms, kitchen, bathroom, separate W.C and access to loft. Sash windows to front (south).
Room 1 :	Sash windows to the front, south-facing.
Room 2 :	Sash windows to the front, south-facing, tiled 30s fireplace, covered over.
Room 3 :	Original fireplace and chimney alcove cupboard, sash window overlooking gardens at the rear.
Kitchen :	Fitted with a basic range of floor units, laminate work surface, stainless steel inset sink, electric hob with oven built-under, space for washing machine, relatively modern 'Vaillant' gas combination boiler, casement crittall window to the side and large original pantry cupboard.
Room 4 :	Sash window to the rear, white painted fireplace surround currently covered over.
Separate W.C :	Window to the side, W.C.
Bathroom :	Sash window to the rear, pedestal basin and bath.

LEASE:	999 year lease from 2013
	£550,000 - Share of Freehold
MAINTENANCE :	25% of communal outgoings as and when required with the exception of the external stair to which makes a 33% contribution
VIEWING:	Strictly by appointment through
	COMBER & COMPANY - 020 8318 9666

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.

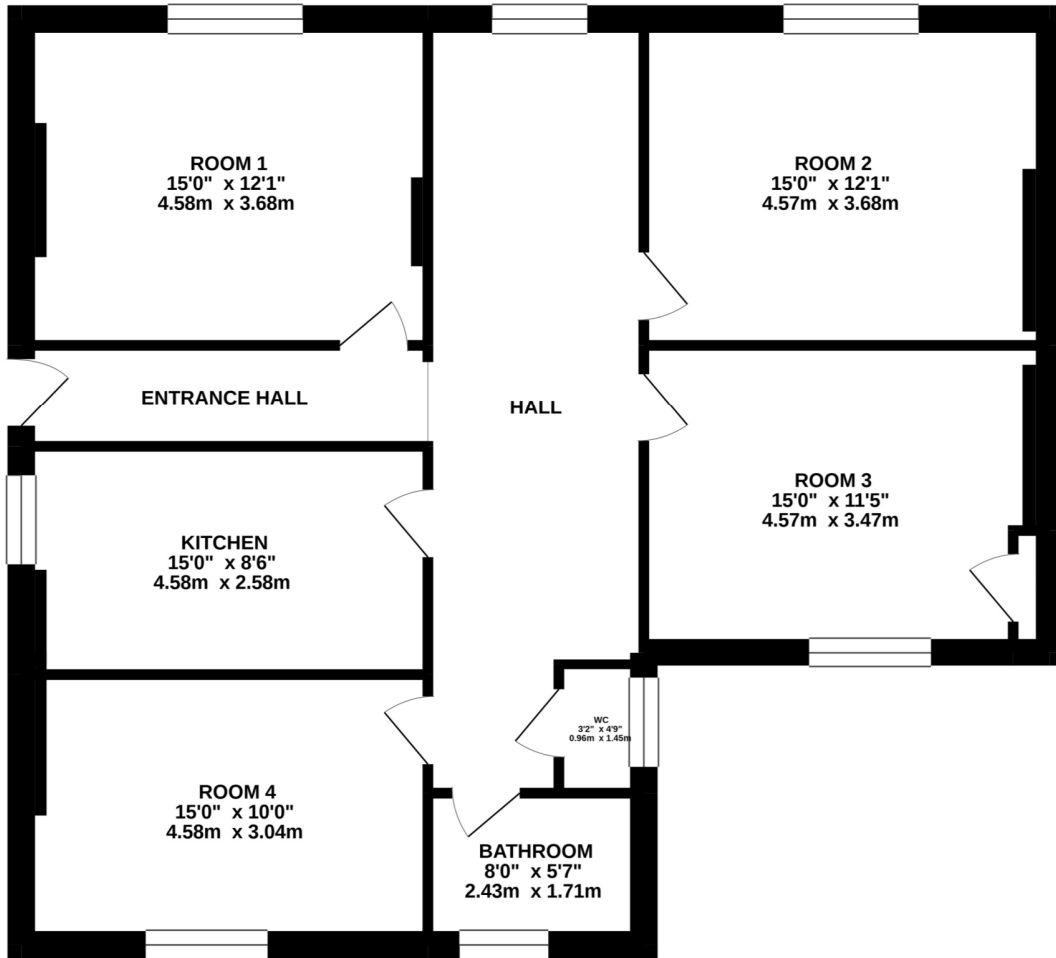








SECOND FLOOR
1140 sq. ft. (105.9 sq. m.) approx.



TOTAL FLOOR AREA : 1140 sq. ft. (105.9 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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