



4 Parkside, Vanbrugh Fields, Blackheath, SE3 7QF

£519,950 - LEASEHOLD + SHARE IN FREEHOLD

Parkside is a development of identical neo-Georgian style buildings, built in 1957, arranged around central courtyard lawns. The flat is found on the first floor within this side block, standing adjacent to the Royal Greenwich Park, providing very well proportioned two bedroomed accommodation of 782 sq. ft., plus a garage en-bloc.

Features include sash windows, an 18'x17' reception room with wood flooring and side views towards the park, an excellent sized fully fitted kitchen/breakfast room overlooking the lawned courtyard, two double bedrooms (one to the front and the second to the rear courtyard) and a white suite bathroom. There is full independent gas fired central heating and a door entry-phone system, also many of the rooms have just been newly decorated and is offered on a long lease, plus a joint share in the freehold. It should be noted that the service charge is presently higher than usual whilst the sinking fund is being built-up.

Flats in this development are always desirable, owing to the fine location within only yards of the Park and just a short walk to the local shops at the Blackheath Royal Standard including the 'Marks and Spencer' food hall. Maze Hill mainline railway station is about a ten minute walk and provides a fast service into London Bridge, Charing Cross and Cannon Street. Blackheath village is a pleasant 15 minute walk across the open heath.

Accommodation Comprises : Reception Room • Fitted Kitchen/Breakfast Room • Two Double Bedrooms • Bathroom • Garage En-Bloc • Communal Gardens • Door Entryphone

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The accommodation comprises:

FIRST FLOOR

Entrance Hall : With excellent security to the front door with two mortice locks, plus yale. Solid beech wood strip flooring, door entry-phone, glazed partition through to living room.

Reception

Room : A lovely south facing room with three pairs of sash windows looking out towards Greenwich Park and the beautiful mature trees behind the old wall. Coved cornicing, two wall niches for display, solid beech wood strip flooring (original parquet beneath). 'Hive' remotely controlled wall programmer for the central heating, allowing for wi-fi operation away from home. Virgin media cable points including broadband. A further glazed partition provides natural light through to the inner hallway.

Kitchen/Breakfast

Room : Fitted with a bespoke German wooden kitchen with a full range of wall and floor units, stainless sink unit with mixer tap, granite effect melamine work surfaces and built-in appliances including 'AEG' slimline dishwasher, 'AEG' four ring stainless steel gas hob unit with matching extractor hood and stainless steel upstand, space and plumbing for washing machine, two ceiling spotlight clusters and space for an upright fridge/freezer. Wall mounted 'Worcester' gas fired combination boiler serving the central heating and hot water (installed in 2015). Sash window overlooking the courtyard lawn with plenty of space for a dining table alongside.

Inner Hall : With a very deep built-in storage cupboard (originally housing the boiler) providing useful storage space with part hanging rail and useful shelving, electric consumer unit with RCD board and gas meter. Doors to the bathroom and both bedrooms.

Bedroom 1 : A large south facing room facing towards the park, with two pairs of sash windows. Double built-in wardrobe.

Bedroom 2 : Another double bedroom with sash window overlooking the courtyard lawn to the rear. Double built-in wardrobe cupboard.

Bathroom : Comprising a contemporary white suite of bath with separate overhead shower and folding screen, wash hand basin on vanity unit with mirror and lighting/small medicine cupboard, W.C. with close coupled cistern. Half beige tiled walls and matching flooring, extractor fan, ceiling spotlight cluster. Obscure sash window to the rear courtyard.

EXTERIOR

The flat has a garage en-bloc with communal water tap and shared use of the communal grounds that surround the blocks. Resident's permit street parking is available at a nominal annual fee.

LEASE:	Approximately 990 years unexpired + SHARE IN FREEHOLD
SERVICE CHARGE:	Presently £4,241.67 - this figure is unusually high whilst the sinking fund is being built up to cover future maintenance costs.
PRICE:	£519,950
VIEWING:	Strictly by appointment through COMBER & COMPANY - 020 8318 9666

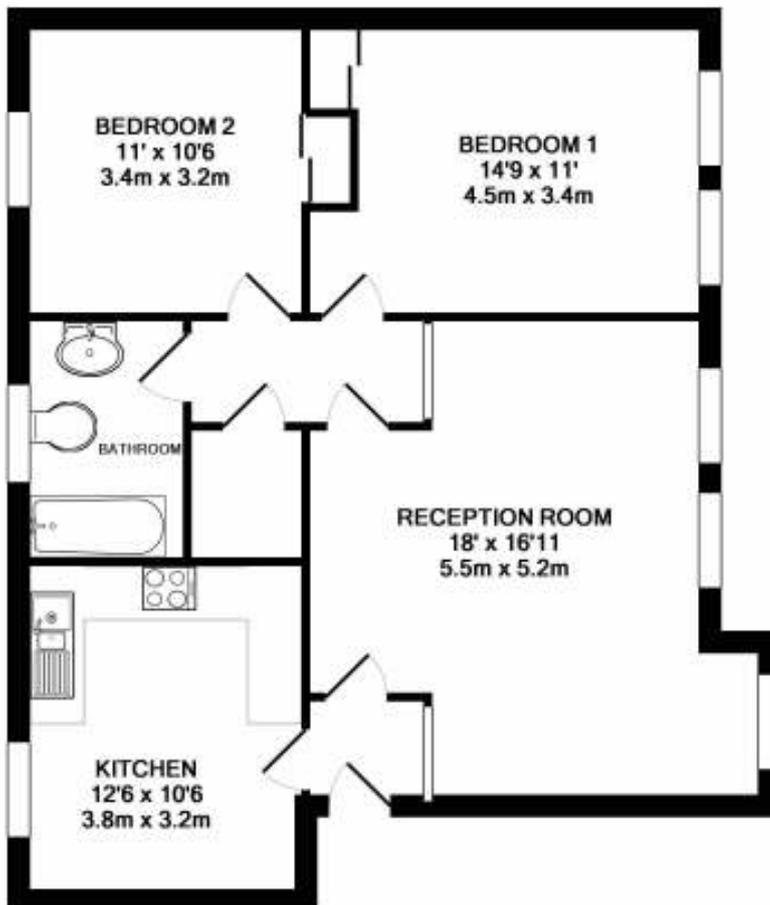
We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.











TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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