



**14 South Row, Blackheath, London SE3 0RY**

### **£725,000 SHARE OF FREEHOLD**

A very spacious three bedroom flat with fantastic light and views on the top floor of this local landmark building, built by 'Span' and listed Grade II, that directly fronts The Heath by the duck pond.

There is a very large and light 'T' shaped, triple aspect reception room with floor-to-ceiling windows to the south over the 'Cator Estate', to the east towards The Paragon and to the west a private balcony that overlooks the internal communal courtyard garden. There is a well fitted kitchen with granite work surfaces, a large bathroom with white suite and three bedrooms; two good sized doubles with built-in wardrobes and the third, a still generous 9' x 8'8", all have floor-to-ceiling windows and good views.

The block is located on South Row at the junction with Pond Road, just beyond the Princess of Wales, Blackheath Village and station are a lovely walk beside The Heath of less than ½ a mile.

THE ACCOMMODATION COMPRISES ● Entrance Hall ● Reception Room ● Kitchen ● 3 Bedrooms ● Bathroom ● Double Glazed Windows ● Gas Central Heating ● No Chain ● EPC Rating D

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The accommodation comprises

## GROUND FLOOR

Communal entrance hall, staircase and stairwell lit by overhead skylight.

## SECOND (TOP) FLOOR

Door to flat

**Entrance Hall:** Doors to the three bedrooms, bathroom, built-in storage cupboards and glazed panel and door to ...

**Reception Room:** A fantastically bright triple aspect room with floor-to-ceiling windows to the south over-looking the Cator Estate, full wall of windows to the east with views of The Paragon and The Heath, and full wall of windows and glazed door onto the private west-facing balcony over-looking the inner courtyard gardens. Double doors link to bedroom 2. Glazed panel and sliding door to ...

**Kitchen:** Fitted with maple wall and floor units under granite work-surface with stainless steel circular sink and drainer, chrome mixer tap, tiled splashback, electric cooker with two ovens and ceramic hob, fridge/freezer, washing machine, window to the side.

**Bedroom 1:** West-facing windows overlooking the courtyard, built-in wardrobes.

**Bedroom 2:** West-facing windows overlooking the courtyard, built-in wardrobes.

**Bedroom 3:** Windows with view of The Paragon.

**Bathroom:** Fitted with a white suite comprising; WC, semi-countertop basin, bath with thermostatic shower over, high level windows to the side, extractor fan, white tiled walls, chrome towel rail, oak flooring.

**EXTERIOR** The flat has a large private balcony off the reception room with view to the west over the beautifully tended communal courtyard.

**LEASE:** £725,000 + SHARE OF FREEHOLD

**MAINTENANCE:** TBA

£680.00 paid quarterly

**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. buyer is therefore advised to obtain verification from their solicitor or surveyor.



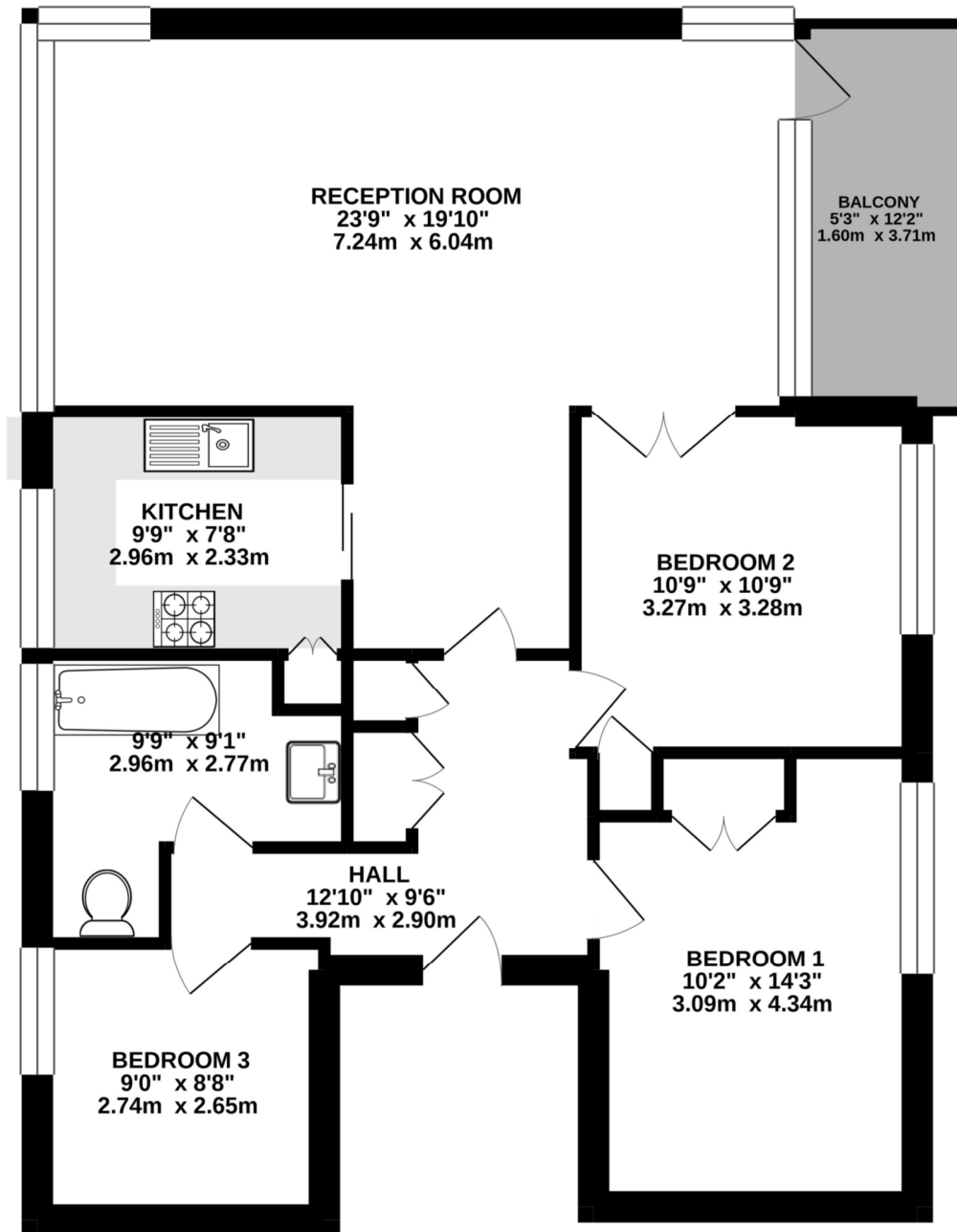








SECOND (TOP) FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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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