

# Hamptons

INTERNATIONAL



## St. Germans Place, London, SE3

3  2  1 

GUIDE PRICE

**£1,000,000**

**(£1,000,000)**

## Property details



### Key features

- **Heath Fronting Duplex Penthouse**
- **Panoramic Views**
- **Private West Facing Roof Terrace**
- **Share of Freehold**
- **Two Garages**
- **Private Garden**
- **c.2000 Sq Ft**
- **Chain Free**

### Attributes

- **Apartment**

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## Description

A Georgian heath fronting penthouse, boasting West facing panoramic views across the heath towards The City. With c.2,000 Sq Ft, this well-presented Grade II listed duplex apartment benefits from a share of the freehold, two garages, a private garden, heath fronting roof terrace and no onward chain. An ideal purchase for someone seeking a quiet retreat within a quick commute. Set within arguably one of Blackheath's most sought-after positions, St German's Place is a quiet no-through road abutting the heath, a short stroll into The Village and Greenwich Park. Occupying c.2,000 Sq Ft across the top two floors (third and fourth), this dual aspect conversion is flooded with an abundance of natural light, with far-stretching views. The third floor comprises a vast 35'6 open-plan dual reception room with feature stone clad fireplaces, American walnut flooring and under floor heating and a glazed wall and double doors separating a kitchen/breakfast room, a perfect space for entertaining. The spacious kitchen is finished with granite countertops, integrated Miele and Siemens appliances, with a separate utility room. A guest w.c. and heath fronting bedroom complete this floor. The fourth floor (top) features an impressive principal suite, with an en-suite shower room and doors leading out to a West facing roof terrace overlooking the Heath, commanding some of the best views in the area. A further double bedrooms and family bathroom complete the interior. Outside Vehicular access to the side serves two garages, with additional off-street parking in front. There is a c.40' private garden located to the rear, providing a tranquil retreat. Situation St. German's Place, a creation of Lord Eliot (later the Earl of St Germans) was constructed during the 1820's. Blackheath Village and its array of shops, cafes, bars and restaurants are on your doorstep, just a few minutes' walk away and just beyond the expanse of open heath, lies The Royal Greenwich Park providing an idyllic recreation area. This location is also perfect for those looking for schooling as there are an array of fantastic state and private schools close by. Blackheath station is ideal for commuting into town with regular services in to London Bridge (taking approximately fifteen minutes), with Charing Cross, Cannon Street and London Victoria beyond. Further to this, one stop down the line will bring you to Lewisham Station where the DLR provides regular services into Canary Wharf and Bank. Property Ref Number: HAM-61047 Additional Information This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







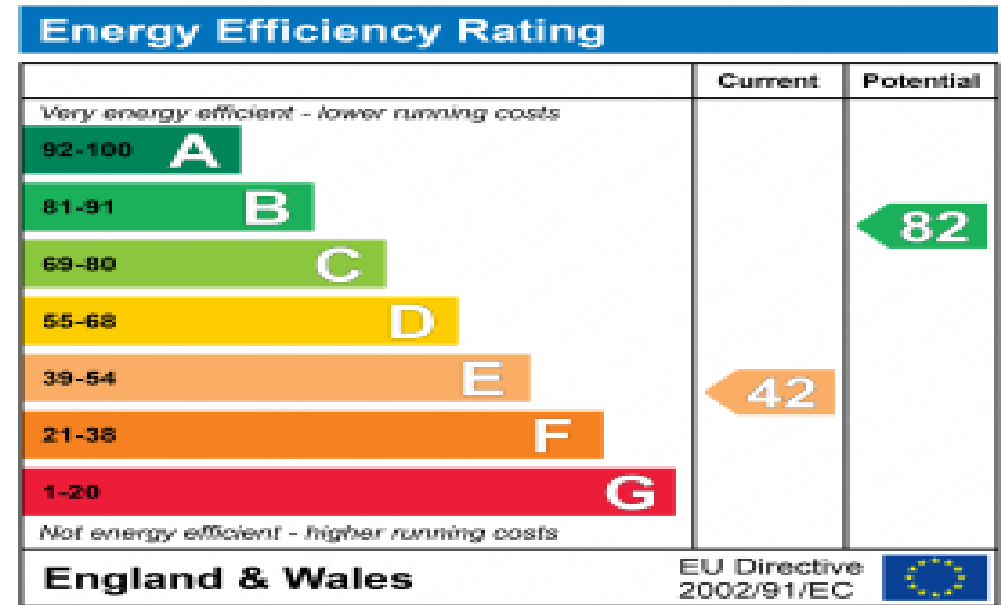












# Floor plan

## ST GERMAN'S PLACE

Approximate Gross Internal Area (excluding reduced headroom / Garage)

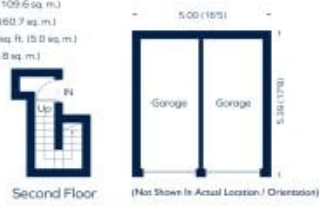
Second floor = 48 sq. ft. (4.5 sq. m.)

Third floor = 1190 sq. ft. (1109.6 sq. m.)

Fourth floor = 653 sq. ft. (60.7 sq. m.)

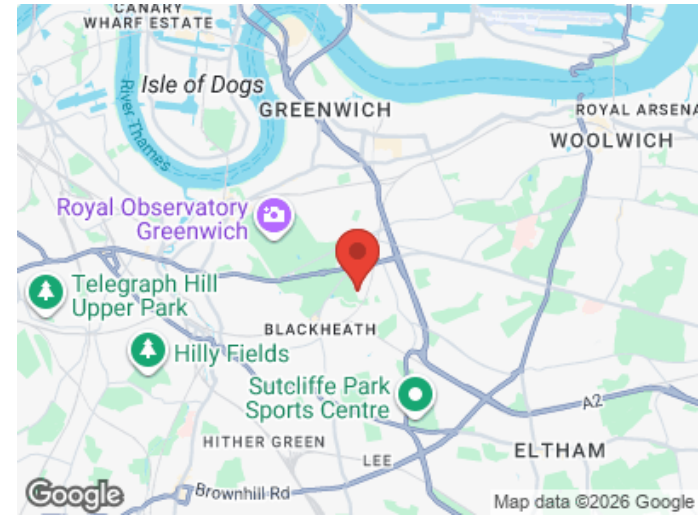
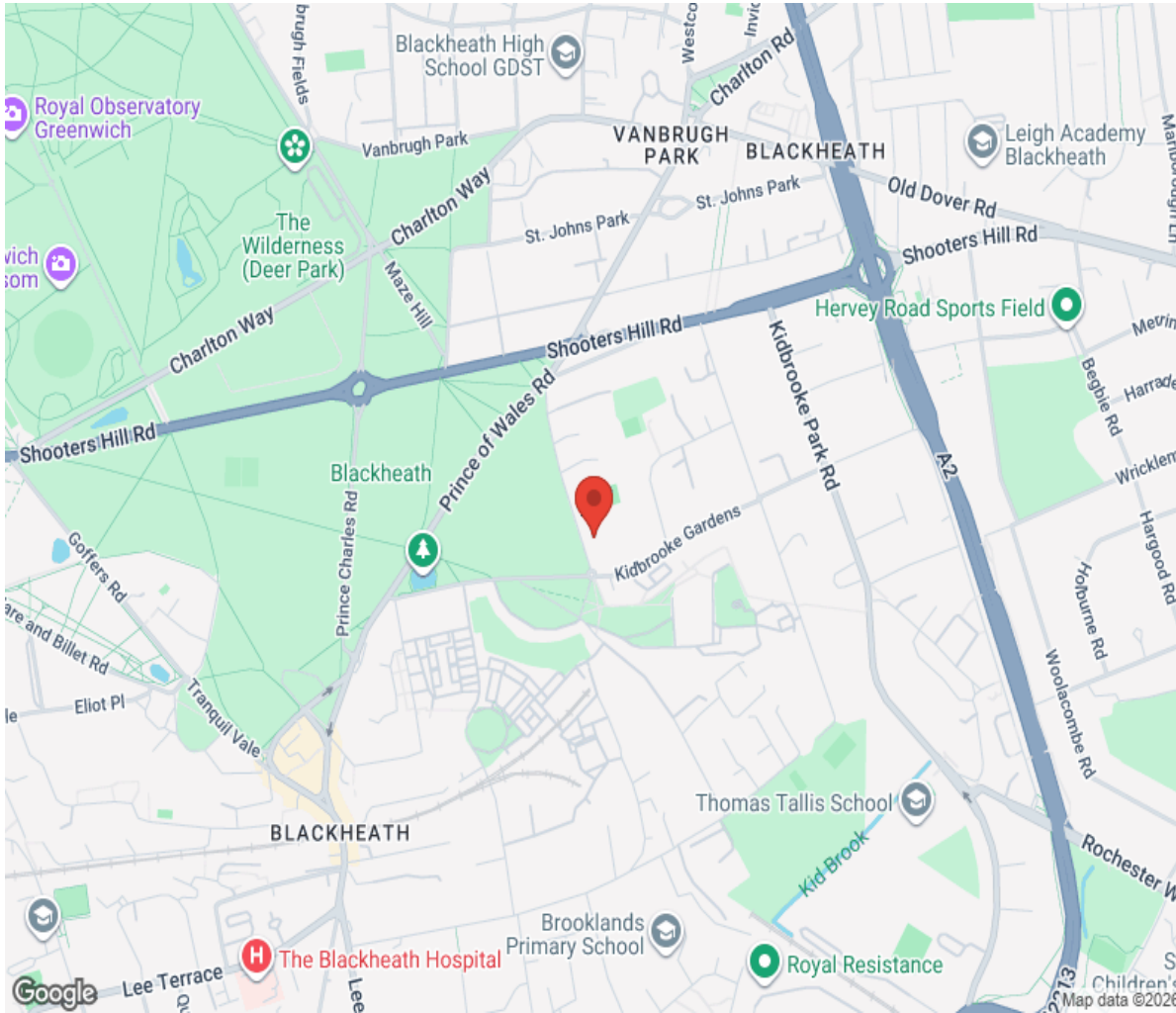
Reduced headroom = 54 sq. ft. (5.0 sq. m.)

Total = 1935 sq. ft. (179.8 sq. m.)



This plan is for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision to purchase.

# Location



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