



Priory Lodge, Blackheath, SE3 – Short Term Let

£3,200 pcm

A first floor, two double bedroom, one bathroom apartment with garage and garden set in a beautiful and charming period building nestled in the Priory Park, part of the Cator Estate. On the first floor, the property shares views over the garden, lawns and trees. The entrance hall to the flat is well lit through a smoked glass partition wall forming part of the entrance. The lounge has two aspects of which one opens up on to a balcony of approximately 10ft X 5 ft. Both bedrooms are doubles with ample space for night tables and wardrobes. The kitchen and bathroom have recently been re-done and are modern.

- Two Double Bedroom Apartment
- First Floor
- Balcony
- Garden
- All Bills Included



Property Description

The Cator Estate is one of the most sought after locations in Blackheath. Abutting the village, the protected conservation area of circa. 282 acres with rolling grass areas and forested lands is well known for its large, architecturally impressive mansions. The Estate has tough laws with restricted parking for non-occupiers. Blackheath Village provides a wide variety of picturesque eating and drinking establishments dotted with niche shopping and a Sunday farmer's market. Close by is a large Sainsburys. Blackheath train station runs a frequent train service to London Bridge.

The property subject of these particulars is situated in Priory Lodge, most likely erected by the Cator family in the 1800's not only to protect entrances to the estate but also to act as a distribution point for letters and parcels. As its use dedined, the lodge and the horse stables associated with its use, were converted into flats and garages.

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LOUNGE:- 14ft9 X 13ft5

KITCHEN:- 10ft7 X 9ft10

BEDROOM 1:- 10ft5 X 9ft8

BEDROOM 2:- 15ft3 X 10ft1

GUEST BATHROOM:- 5ft10 X 5ft10





First Floor

Approx. 75.3 sq. metres (810.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		58
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		51
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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