



Montpelier Row, Blackheath, London, SE3

Guide Price £3,000,000-£3,250,000 *Freehold*

A rare, four bedroom, two bathroom, three reception room, Heath-fronting Georgian Grade II listed home of real presence, commanding breathtaking views across Blackheath, All Saints' Church and stretching on towards Greenwich Park.

4 3 2

KEY FEATURES

- Georgian Grade II listed home (c.1820)
- Uninterrupted views across Blackheath
- Approx. 3,108 sq.ft
- stunning lower-ground open-plan kitchen/dining level
- contemporary glazed "summer room" extension
- expansive mature south-easterly facing garden
- off-street parking for 3–4 cars and a detached garage



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



Arranged over four beautifully balanced floors and spanning approximately 3,108 sq ft, the house blends the elegance of its 1820 origins with a considered, contemporary extension that draws the garden into everyday life.

From the outset, the house feels quietly impressive: a handsome façade and broad approach give way to an entrance hall that sets the tone with generous proportions, period detail and a wonderful sense of light. The principal reception space enjoys those iconic, ever-changing Heath views through tall sash windows, while the rear accommodation flows effortlessly towards the garden, culminating in the glazed “summer room” with Crittall-style sliding doors, a superb, year-round vantage point for entertaining or simply unwinding with greenery as the backdrop.

The lower ground floor is an exceptional family and entertaining level: a vast open-plan kitchen/dining room (circa 35') anchored by a wood-burning stove and complemented by a handcrafted kitchen with stone worktops, breakfast island and bespoke cabinetry, beautifully practical, but also unmistakably special. A utility area and additional WC complete this floor, making it ideal for modern life without compromising the home’s heritage feel.

Upstairs, the master bedroom mirrors the grandeur of the front reception, again drawing the eye to the Heath and church beyond, with a feature fireplace adding character and warmth. Two further floors provide three additional generous bedrooms, including a front-facing room that continues the theme of far-reaching outlooks, plus two beautifully appointed bathrooms (including an en-suite shower room) finished with a calm, timeless palette.

Outside is where this home becomes truly extraordinary: an expansive, mature south-easterly facing garden unfolds from a sandstone terrace into deep lawn and established planting, an oasis of privacy in the heart of the village. Most notably, the garden offers highly coveted rear vehicular access, creating off-street parking for 3-4 cars alongside a detached garage. Whether kept for secure parking/storage or explored for something more ambitious, the garage and rear access open up outstanding potential for a studio, gym, or additional accommodation (subject to the usual consents).



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: H

EPC rating: Exempt

Is the property listed: Property is Grade I listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

Montpelier Row is a prestigious and sought after address nestled on the edge and directly facing the heath. It is in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just over the heath with Greenwich town centre beyond. Greenwich is steeped in history from the old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also within easy reach.

Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.5 miles) and Eltham College (2.5 miles) as are the very sought after All Saints and John Ball primary schools.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA250712>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Approximate Gross Internal Area
(excluding reduced headroom & Shed)

Lower Ground floor = 725 sq. ft. (67.4 sq. m.)

Ground floor = 895 sq. ft. (83.2 sq. m.)

First floor = 733 sq. ft. (68.1 sq. m.)

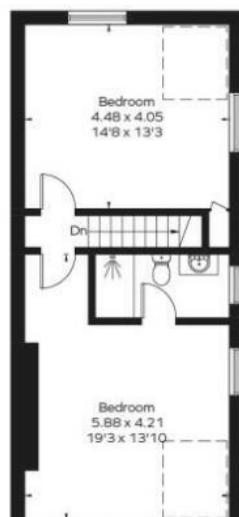
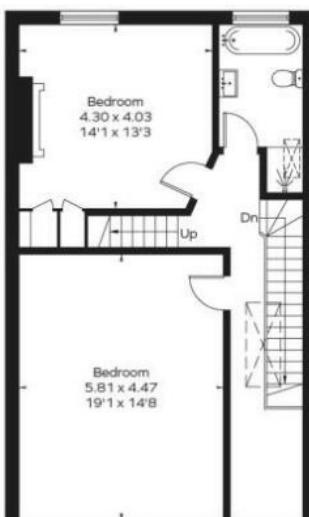
Second floor = 475 sq. ft. (44.1 sq. m.)

Garage = 227 sq. ft. (21.1 sq. m.)

Reduced headroom = 53 sq. ft. (4.9 sq. m.)

Total = 3108 sq. ft. (288.8 sq. m.)

= Reduced head height below 1.5m



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...