



Montpelier Row, Blackheath, London, SE3

OIEO £1,250,000 *Freehold*



A four bedroom, four storey Georgian home positioned in one of Blackheath's most iconic terraces with enviable heath-fronting setting and far-reaching views across the open heath.

KEY FEATURES

- four bedrooms
- four storey
- Georgian townhouse
- two reception rooms
- stunning views
- seconds from Blackheath Station
- Grade II listed



Blackheath

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Set back from the road, the property is entered at hall floor level. Here, a generous double reception room enjoys excellent proportions, attractive wooden flooring and a large sash window framing the uninterrupted heath views, with French doors opening directly onto the rear garden. The kitchen and separate dining room occupy the lower level, the latter providing access to the front, an ideal arrangement for both everyday living and entertaining. The upper two floors accommodate four well-balanced bedrooms, served by a tiled family bathroom and additional WC. Externally, the walled rear garden has been paved for ease of maintenance and offers a private retreat.

While the house would now benefit from modernisation, it presents a rare and exciting opportunity for an incoming purchaser to refurbish and create a truly special home, tailored entirely to their own taste and requirements, all within a distinguished Georgian setting overlooking the heath. Opportunities to acquire a four-bedroom house in such a prime position are exceptionally rare, particularly one offering such compelling value and scope.

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.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: C

Is the property listed: Grade II listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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

Last flood date:

Does the property have flood defences: Property does not have flood defences



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 83 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



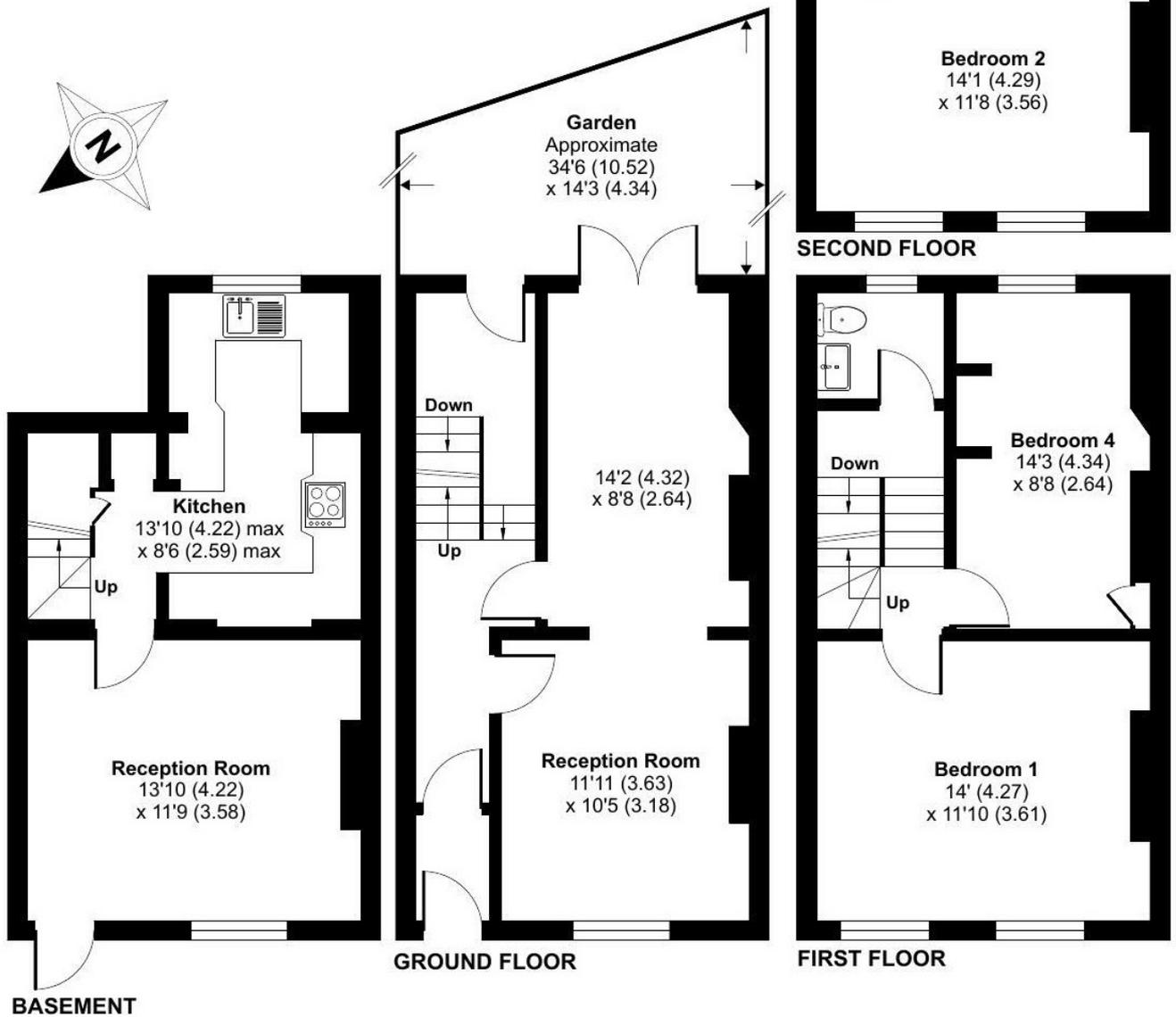
<https://www.winkworth.co.uk/sale/property/BLA230131>

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 Area = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



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