



Montpelier Row, Blackheath, London, SE3

£550,000 *Share of Freehold*



Beautifully positioned in the very heart of Blackheath Village, this elegant one-bedroom apartment occupies the raised ground floor of a distinguished period conversion and enjoys breathtaking views across the open heath.

KEY FEATURES

- impressive period conversion
- raised ground floor
- spectacular, front-facing heath views
- large reception (18'11 x 13'9)
- spacious bedroom (15'4 x 13'9)
- private garden section
- share of freehold



Blackheath

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The property is in good condition throughout and briefly comprises; a large (18'11x13'9) reception room, to the rear is the great sized (15'4x13'9) master bedroom in addition to the modern family bathroom and kitchen which leads onto the private section of garden and there onto the huge communal garden.

Sold chain free and with a share in the freehold your earliest viewing is highly recommended.

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.



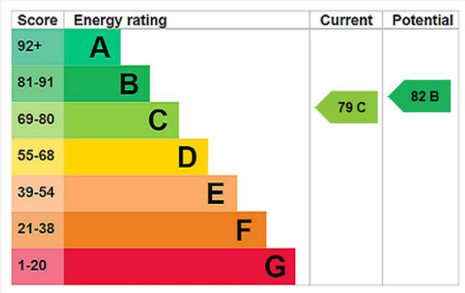
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: £3024.15 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

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



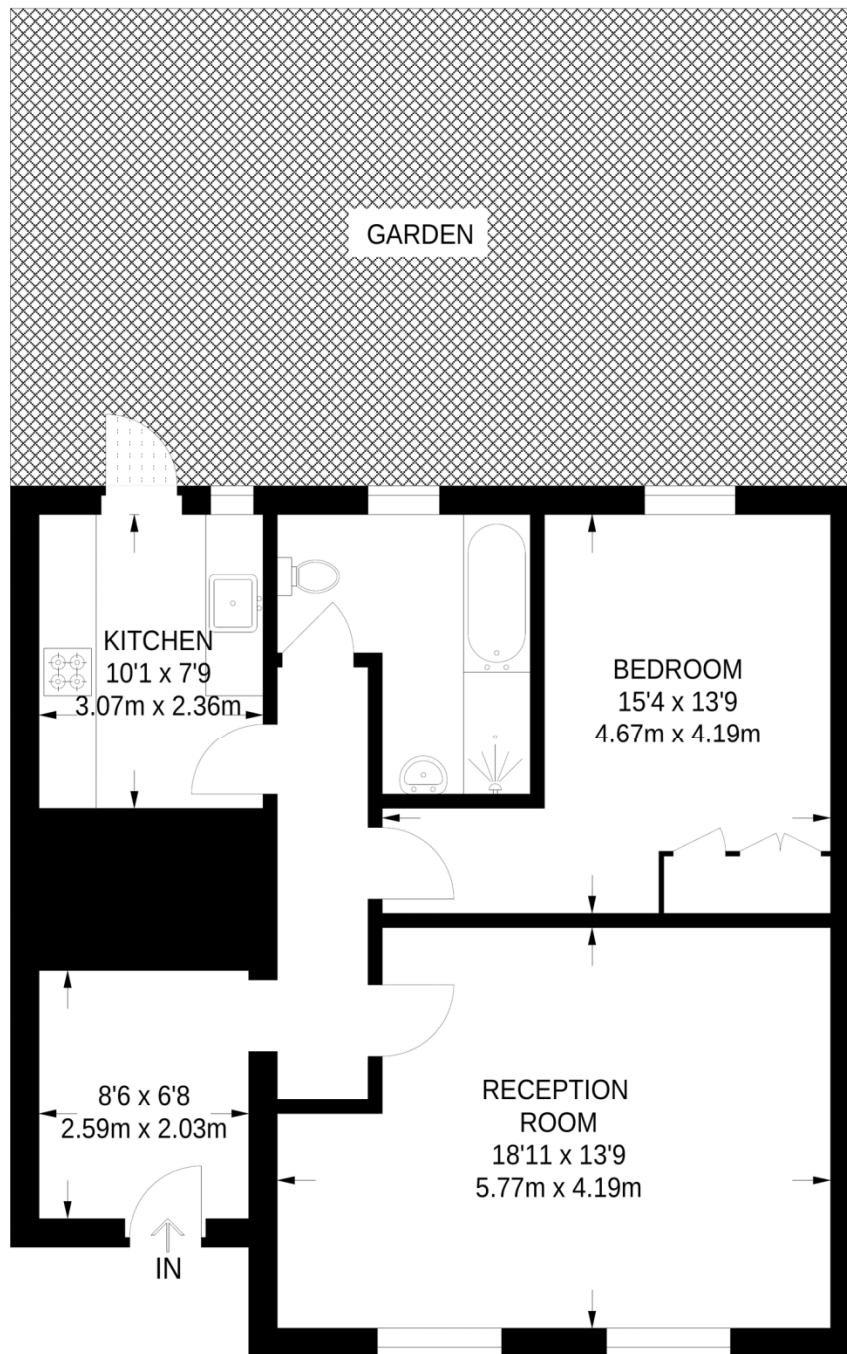
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





RAISED GROUND FLOOR
691 SQ FT / 64.2 SQ M

This plan has been drawn for illustrative and identification purposes only.

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