



REYNOLDS PLACE, BLACKHEATH, LONDON, SE3 8SX
GUIDE PRICE £800,000-£850,000 FREEHOLD

AN IMPRESSIVE AND EXTENDED THREE BEDROOM THREE STOREY PERIOD HOME IN A QUIET AND VERY POPULAR ROAD WITHIN THE RECTORY FIELDS CONSERVATION AREA AND VERY CLOSE TO BLACKHEATH STANDARD.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

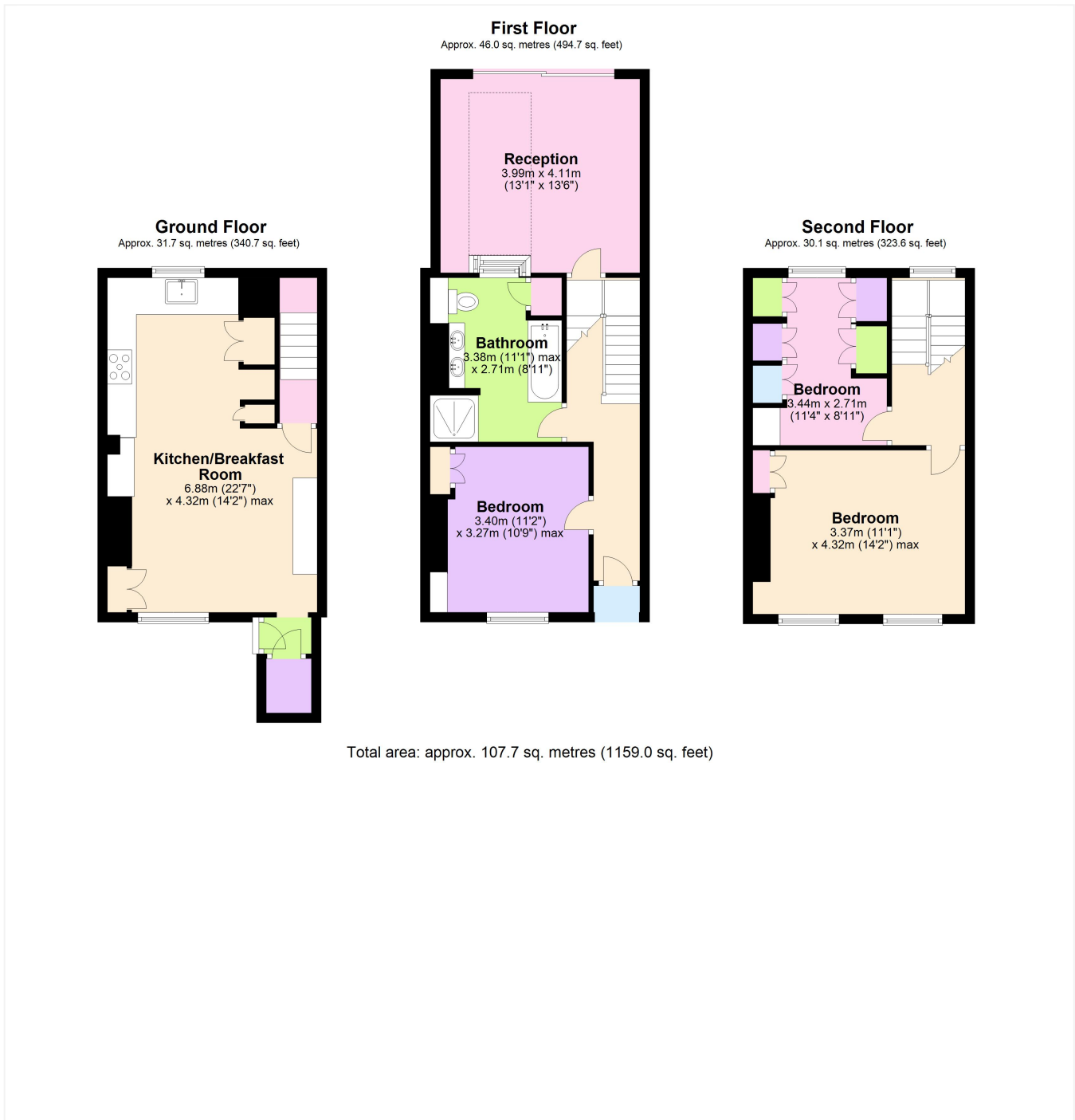
An impressive and extended three bedroom three storey period home in a quiet and very popular road within the Rectory Fields Conservation Area and very close to Blackheath Standard. The property is in excellent decorative order with period features, high ceilings, wood flooring, sash windows, plantation shutters, partial underfloor heating, gas fired central heating and useable, open fireplaces throughout.

The accommodation briefly comprises; to the ground floor; a large kitchen diner with an attractive Greenwich Woodworks kitchen with access to the front, to the rear and into the extension is a beautiful reception room with skylight and large floor to ceiling glazed doors to the garden. The hall floor offers a double bedroom and a stunning newly fitted family bathroom with separate shower and bath and his and her wash basins. The top floor has a very large master bedroom with built in wardrobed and third bedroom which is currently used as a dressing room with extensive built in wardrobes and dressing table. To the rear is a gorgeous landscaped 35ft garden with patio, flower beds electrical points, lighting and shed. This is a wonderful home, full of charm and character and your earliest viewing is essential. Video tour can be seen at winkworth.co.uk.

The property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (1.1 miles). The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.5 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds to the old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. Blackheath Village with its array of restaurants, bars and boutique shops is only 1.1 miles. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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