



Meadowcourt Road, Blackheath, London, SE3

OIRO £750,000 *Freehold*

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A wonderful opportunity to acquire this substantial three double bedroom, three reception room, semi-detached period house, offering approximately 1,370 sq.ft / 127.2 sq.m of internal accommodation, quietly positioned on the sought-after Meadowcourt Road.

KEY FEATURES

- large semi-detached period house
- offered chain free and in need of complete refurbishment
- in the same family ownership for over 100 years
- excellent potential to extend and convert the loft, STPP
- approximately 1,370 sq.ft / 127.2 sq.m
- peaceful no-through road close to Blackheath Village



Blackheath

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Offered chain free and requiring complete refurbishment, the house has remarkably remained in the same family for over 100 years and now presents an exciting opportunity for a new owner to create a superb long-term home.

The ground floor is generously arranged, with two front reception rooms currently connected by double doors, creating an excellent through-reception feel, while still retaining the option to use them as separate living spaces. To the rear is a further dining room, kitchen, external ground floor WC and access out to the garden. The layout offers excellent flexibility and a particularly good footprint for those looking to remodel, open up or extend, subject to the usual consents.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The principal bedroom spans the full width of the front of the house, while the two further bedrooms are both good sizes. Given the scale and style of neighbouring houses, there is clear precedent in the road for rear extensions and loft conversions, offering obvious potential to significantly enhance the accommodation in the future, subject to planning.

Externally, the property has a rear garden in need of landscaping but offering a blank canvas. The side position of the house adds to the sense of potential, and the attractive period façade gives an excellent first impression, with the house forming part of a charming and peaceful residential setting.

Perfectly positioned on a peaceful no-through road, Meadowcourt Road sits just moments from the open spaces of Manor House Gardens and within walking distance of both Blackheath Village and Hither Green. Blackheath Village is approximately 0.53 miles away and offers boutique shops, restaurants, bars, a weekly farmers' market and a mainline station with fast links into London Bridge and Victoria. Hither Green also provides excellent local amenities including cafés, delis, independent shops and its own Zone 3 station, with direct trains to London Bridge in around 11 minutes.

Greenwich Park, Blackheath Common and Greenwich town centre are all nearby, offering a rich mix of green space, history and culture, from the Royal Observatory and Maritime Museum to the Cutty Sark and famous Greenwich Market. Families are also exceptionally well served by a range of excellent schools, including the Ofsted "Outstanding" John Ball Primary School, "Good" Brooklands Primary School, and highly regarded independent schools such as Blackheath Prep, Blackheath High School, The Pointer School and Colfe's.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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: n/a

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		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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



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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.



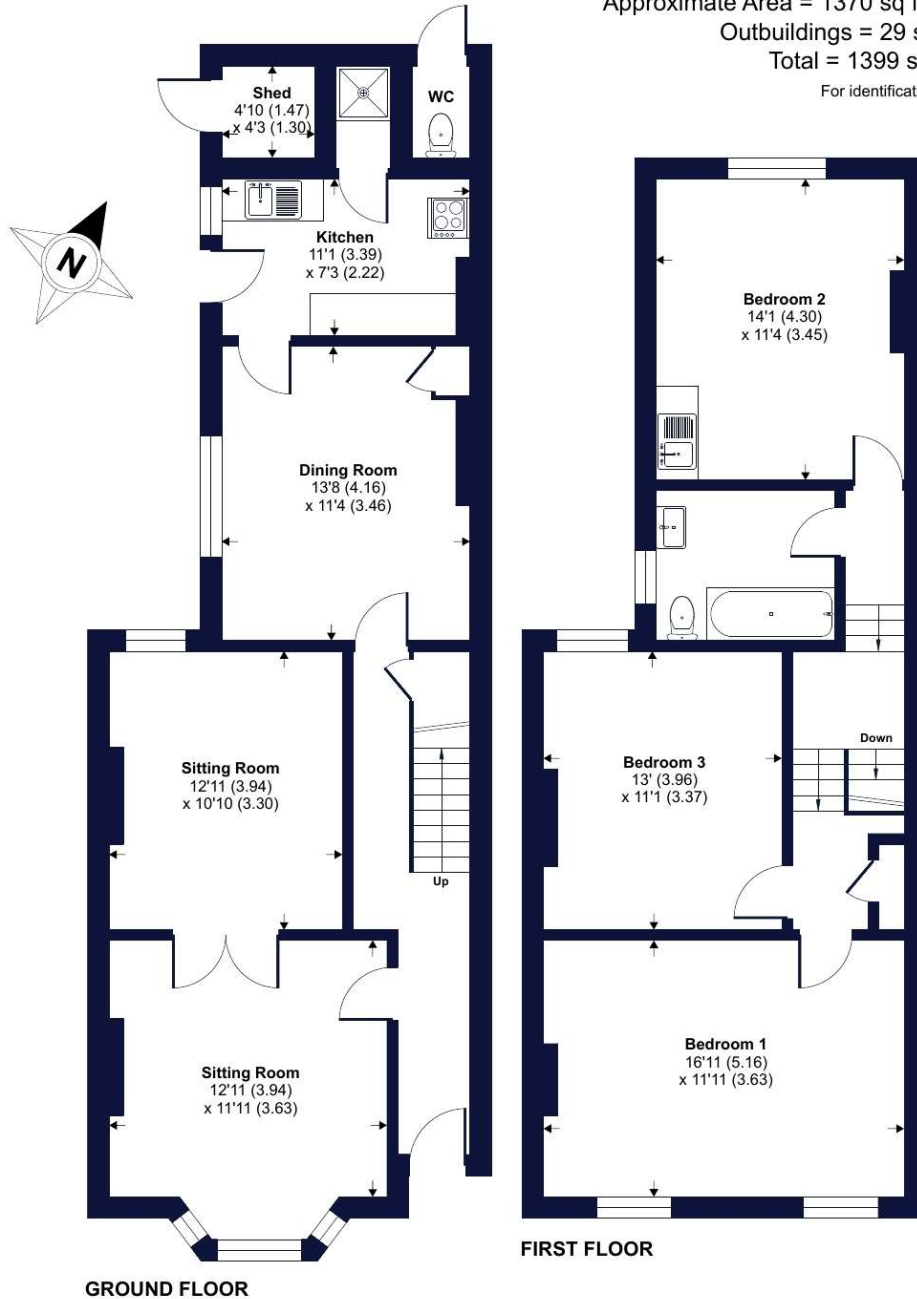
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Approximate Area = 1370 sq ft / 127.2 sq m

Outbuildings = 29 sq ft / 2.6 sq m

Total = 1399 sq ft / 130 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1482072

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