



## Collins Street, Blackheath, London, SE3

£850,000 *Freehold*

2  1  1 

An attractive and very well presented two double bedroom Victorian cottage, full of period charm and thoughtful touches, located in the heart of Blackheath Village and very close to the Station and the Ofsted "outstanding" John Ball Primary School.

### KEY FEATURES

- Victorian home
- beautifully presented
- two double bedrooms
- courtyard garden
- in heart of Blackheath Village
- very close to the Station and the Ofsted "outstanding" John Ball Primary School



**Blackheath**

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Arranged over two floors, the accommodation begins with a generous through reception room offering clearly defined living and dining areas, with fireplaces, high ceilings and a large double glazed sash window to the front with plantation shutters, helps to maximise natural light, and there is useful understairs storage and glazed doors to the garden. There is a kitchen to the rear leading to a light-filled area ideal as a small breakfast or seating space.

Upstairs, the principal bedroom spans the full width of the house and features a fireplace and extensive built-in wardrobes. The second double bedroom also has fitted wardrobes, making excellent use of space. Completing the layout is a particularly smart, modern WC1 bathroom with a tiled surround, separate bath and walk-in shower, giving the house a notably luxurious feel in this key room.

Outside, there is a private, low-maintenance courtyard garden with raised beds and built-in seating, offering a sheltered spot to sit out and entertain. Overall, this is a charming village cottage, very nicely presented and ready to move straight into and enjoy. There is no chain.

Collins Street is a prime location in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 900 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.9 miles Lewisham) 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 nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.

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 Ofsted "outstanding" John Ball primary school is 200 yards away.



MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: F  
EPC rating: D  
Is the property listed: Property is not listed

Utilities: Mains  
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		82 B
69-80	C		
55-68	D	60 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/BLA250597>

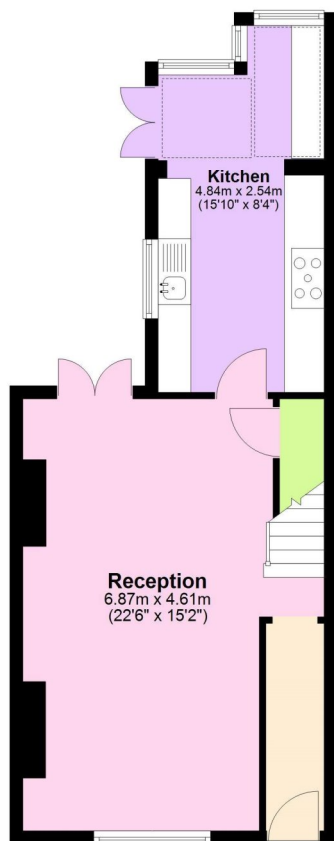
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





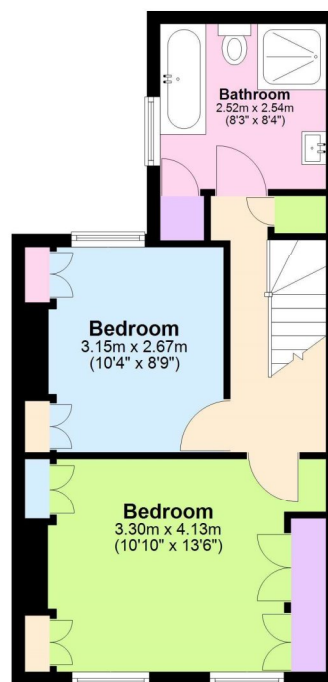
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)

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