



Reynolds Place, Blackheath, London, SE3

£585,000 *Freehold*



An attractive and beautifully presented two-bedroom period house, quietly positioned on a sought-after residential road and offering approximately 962 sq ft of well-planned accommodation, a private rear garden and an excellent location close to Blackheath Standard, Greenwich Park and Westcombe Park station.

KEY FEATURES

- attractive period house
- approximately 962 sq ft
- spacious double reception room
- planning permission granted for a new side and rear ground-floor extension
- private 20 ft rear garden
- close to Greenwich Park and transport



Blackheath

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The ground floor is centred around a wonderfully spacious double reception room, featuring stripped wooden flooring, plantation shutters and two characterful fireplaces, providing clearly defined areas for relaxing and dining. To the rear is a generous kitchen and breakfast room with excellent storage and workspace, ample room for a dining table and doors opening directly onto the garden.

The first floor provides two well-proportioned bedrooms, including a particularly generous principal bedroom with fitted storage, together with a useful landing area that works well as a study or home-working space. The stylish bathroom is fitted with both a freestanding bath and separate shower enclosure.

The house has been thoughtfully improved and well maintained, with updates including replacement glazing, shutters, a recently installed boiler and rewiring undertaken in 2021. Outside, the private rear garden measures approximately 20 ft and includes a decked seating area, lawn, established planting and a useful garden shed.

A further significant benefit is the recently granted planning permission, allowed on appeal, for the demolition of the existing rear and side ground-floor extension and the construction of a new side and rear extension. The approved plans provide the opportunity to create an impressive kitchen and dining space with a pitched roof, rooflights and wide glazed doors opening onto the garden. Permission was granted under application reference 25/2995/HD subject to the conditions contained within the decision notice. The development must begin by 14 August 2029, with the full plans and decision available on request.

Reynolds Place is very convenient for transport links, with Westcombe Park station nearby and regular buses providing access to Blackheath station, approximately 1.1 miles away. The everyday conveniences of Blackheath Standard are only a few hundred yards from the property and include an M&S Foodhall, cafés, shops and restaurants.

The fabulous Royal Greenwich Park is approximately 0.5 miles away, with historic Greenwich town centre beyond, home to the Royal Observatory, National Maritime Museum, Cutty Sark and the ever-popular covered market. Blackheath Village, with its excellent selection of boutique shops, bars and restaurants, is approximately 1.1 miles away, while North Greenwich Underground station and the O2 are also within easy reach, providing fast Jubilee Line connections to Canary Wharf, the City and central London.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC rating: D

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:

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		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

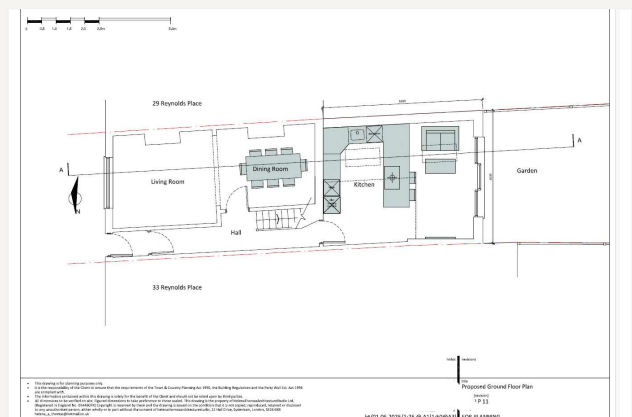


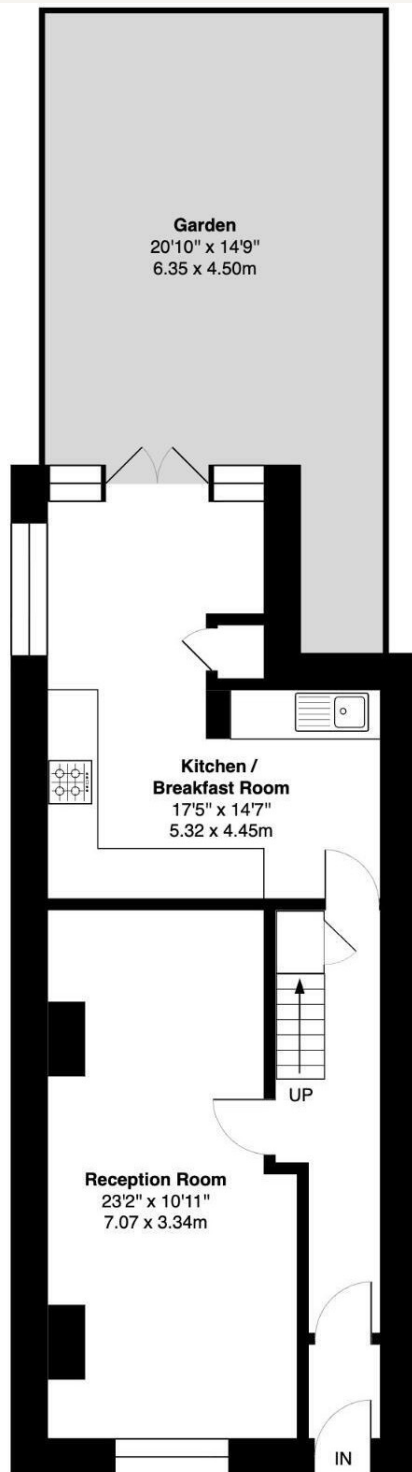
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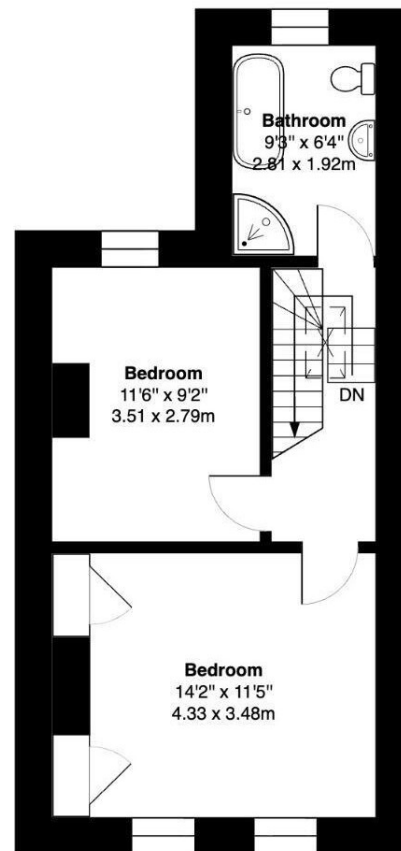
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Ground Floor



First Floor

Approximate Gross Internal Area =
962 sq ft / 89.4 sq m

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