



Shooters Hill Road, Blackheath, London, SE3

Guide Price £600,000-£650,000 *Freehold*

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A charming and highly individual one-bedroom Coach House with a separate study, offering approximately 648 sq.ft of accommodation arranged over two floors, together with a private courtyard garden and a sought-after position close to Blackheath Village and Greenwich Park.

KEY FEATURES

- Coach House with separate study
- approximately 648 sq ft
- arranged over two floors
- off street parking
- private courtyard garden
- generous kitchen/breakfast room
- close to Blackheath Village and Greenwich Park



Blackheath

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The accommodation is well proportioned throughout and offers considerably more flexibility than is typically found in a one-bedroom property.

On the ground floor is a generous kitchen and breakfast room measuring approximately 13'2 x 12', fitted with a good range of cabinetry, work surfaces and appliances, with ample space for dining. Beyond is a separate reception room measuring approximately 13'6 x 12', providing a comfortable living and entertaining space with direct access onto the private courtyard garden.

The first floor comprises a spacious double bedroom measuring approximately 12' x 11'2, with built-in wardrobes, together with a modern shower room. An open landing/study measuring approximately 9'2 x 6'9 creates an excellent dedicated home-working area and adds valuable flexibility to the accommodation.

Outside, the Coach House enjoys its own private South facing courtyard garden, providing an attractive and secluded space for outdoor seating, entertaining and planting. There is off street parking to the front.

The property has also been successfully let in previous years, making it equally appealing as a permanent home, pied-à-terre or investment opportunity.

The property occupies a prestigious position just off the heath, approximately 900 metres from Blackheath Village with its excellent selection of restaurants, bars, boutiques, independent shops, farmers' market and mainline station. The daily conveniences of Blackheath Standard, including M&S Foodhall, are within approximately 450 metres, while the magnificent Royal Greenwich Park is only around 600 metres away.

Greenwich town centre lies beyond the park and offers an extraordinary collection of historic and cultural attractions, including the Old Royal Naval College, Royal Observatory, National Maritime Museum, Cutty Sark and renowned covered market.

The area is particularly well served by highly regarded independent schools, including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior and Senior Schools, Colfe's and Eltham College.

Transport connections are excellent, with Blackheath Station providing regular services into London Bridge, Cannon Street, Charing Cross and Victoria. North Greenwich, the Jubilee Line, DLR, riverboat services, foot tunnel, cable car and Superloop bus network are also within easy reach, making Canary Wharf, the City and central London readily accessible.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: C
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		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

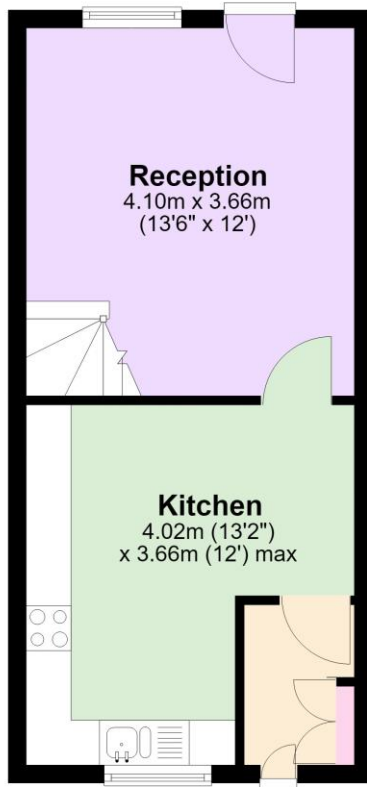


<https://www.winkworth.co.uk/sale/property/BLA260532>

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. 30.1 sq. metres (323.8 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

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