



REYNOLDS PLACE, BLACKHEATH, LONDON, SE3 8SX
GUIDE PRICE £600,000-£625,000 FREEHOLD

AN IMPRESSIVE AND RECENTLY REFURBISHED, TWO DOUBLE BEDROOM PERIOD HOME IN A QUIET AND VERY POPULAR ROAD WITHIN THE RECTORY FIELDS CONSERVATION AREA AND VERY CLOSE TO BLACKHEATH STANDARD.

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Winkworth

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See things differently



DESCRIPTION:

The property is in excellent condition throughout with features including; high ceilings, wood flooring, sash windows, plantation shutters, gas fired central heating and feature radiators.

The accommodation comprises; a large (23'2 x 14'8) open plan reception/ dining room with wood burner and a separate and beautiful modern kitchen with integrated appliances. Upstairs is a large master bedroom and second double bedroom, both with built in wardrobes and a luxury bathroom. To the rear is a 40ft west facing garden.

This is a wonderful home and we anticipate that it will be very popular so your earliest viewing is highly recommended. There is no chain. Video tour can be seen at winkworth.co.uk.

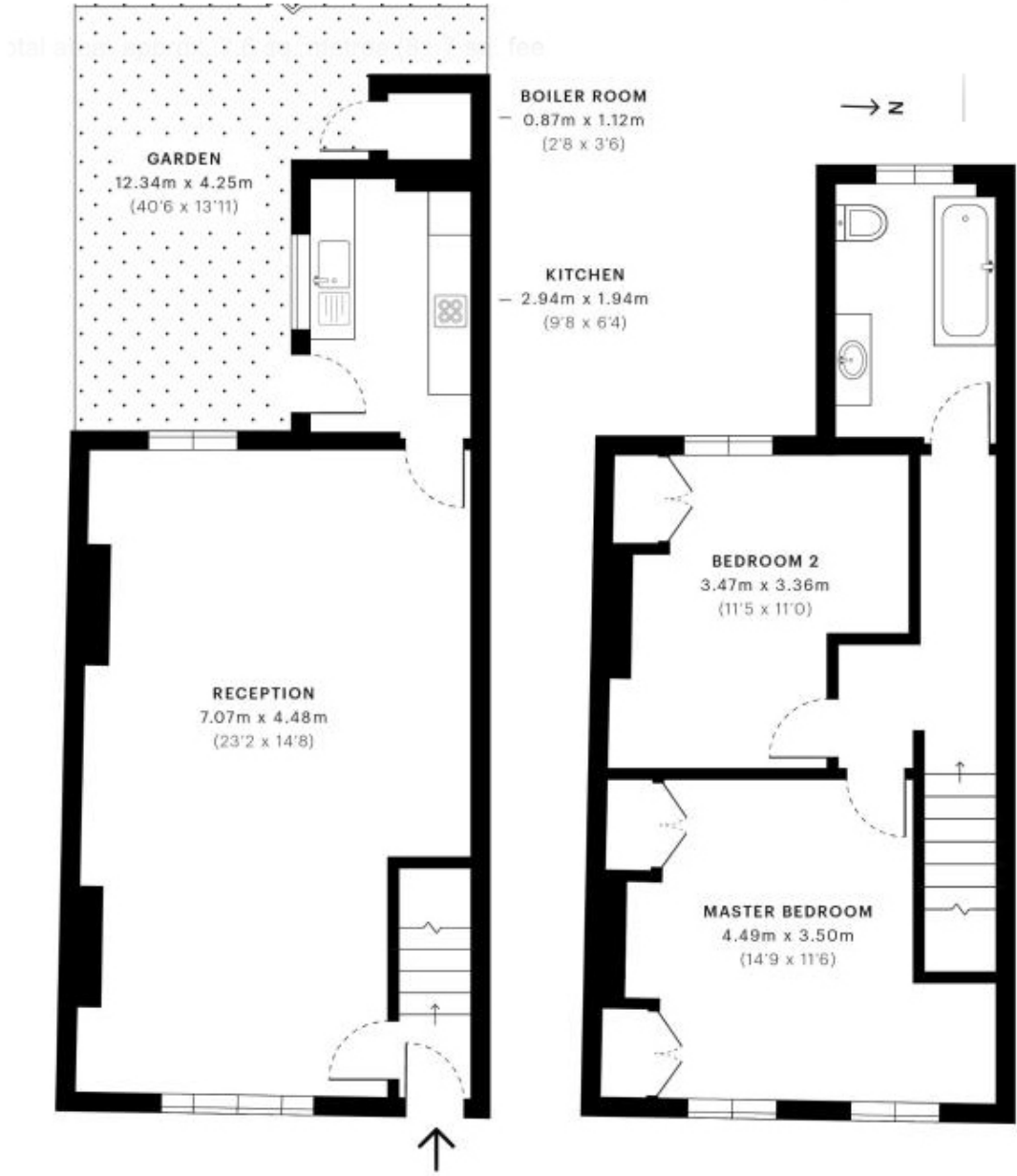
The property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (1.1 miles). The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.5 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.

AT A GLANCE

- Victorian house
- two double bedrooms
- luxury bathroom
- garden
- close to Blackheath Standard
- Rectory Fields Conservation Area
- recently refurbished
- chain free







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
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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