



## Bowater Place, Blackheath, London, SE3

£650,000 *Freehold*

3  1  1 

A beautifully presented three bedroom modern house of approximately 908 sq.ft, with off-street parking (plus EV charger) and a landscaped west-facing garden, set within the ever-popular Rectory Fields Conservation Area. Sold chain free.

### KEY FEATURES

- modern house
- chain free
- very good decorative order
- off street parking
- very close to shops
- garden



**Blackheath**

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From the moment you step inside, the house feels instantly bright and easy to live in, with a practical entrance hall offering useful built-in storage and a downstairs guest WC. The real heart of the home is the superb 26'5 open-plan reception/dining space; a wonderfully versatile room with excellent natural light to both the front and rear, perfect for entertaining, relaxed family evenings, or simply spreading out. Double doors open straight onto the garden, creating a lovely indoor/outdoor flow in warmer months.

An archway leads through to a contemporary fitted kitchen, smartly arranged for day-to-day living. Outside, the west-facing garden has been thoughtfully landscaped for low maintenance, with a patio ideal for a table and chairs, a raised bed and a shed, an easy space to enjoy after work and into the evening sun.

Upstairs, there are three bedrooms, two comfortable doubles and a third bedroom that works equally well as a nursery, guest room or home office, along with a stylish family bathroom featuring a modern suite and a separate shower.

This is a wonderful home and is sure to be very popular. Your immediate viewing is a must.

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.



MATERIAL INFORMATION

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

Utilities:  
Electricity supply: Mains Supply  
Sewerage supply: Mains Supply  
Water supply: Mains Supply

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



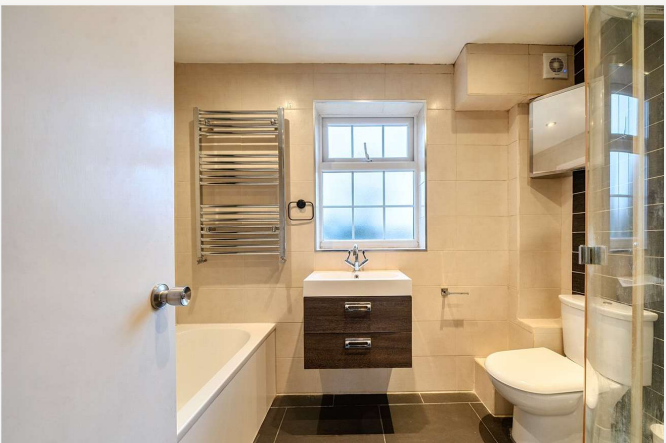
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

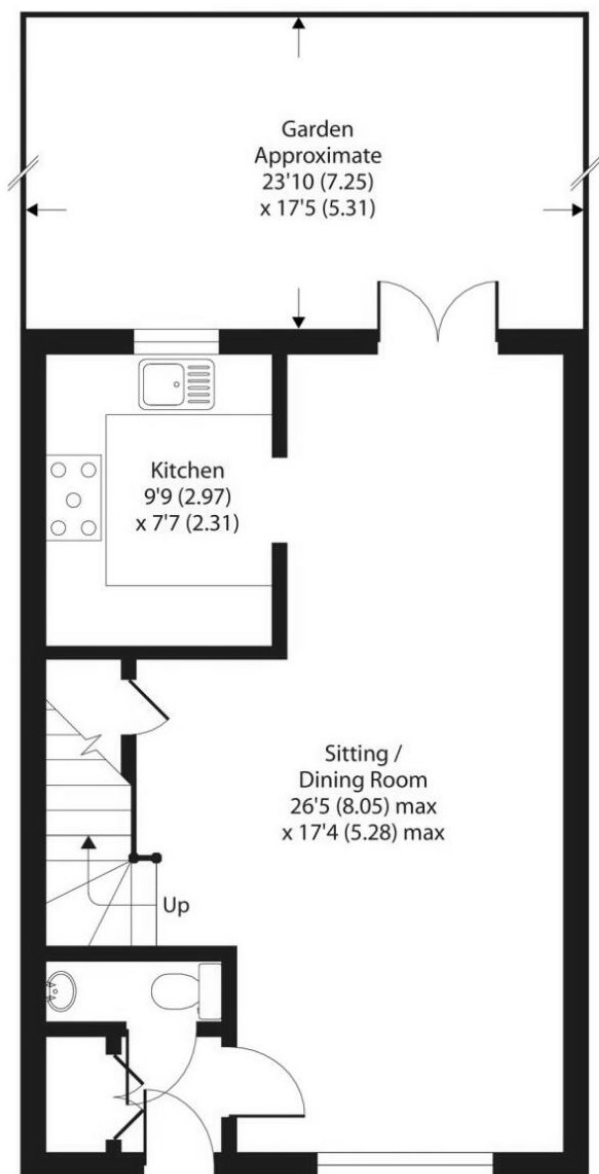


<https://www.winkworth.co.uk/sale/property/BLA250245>

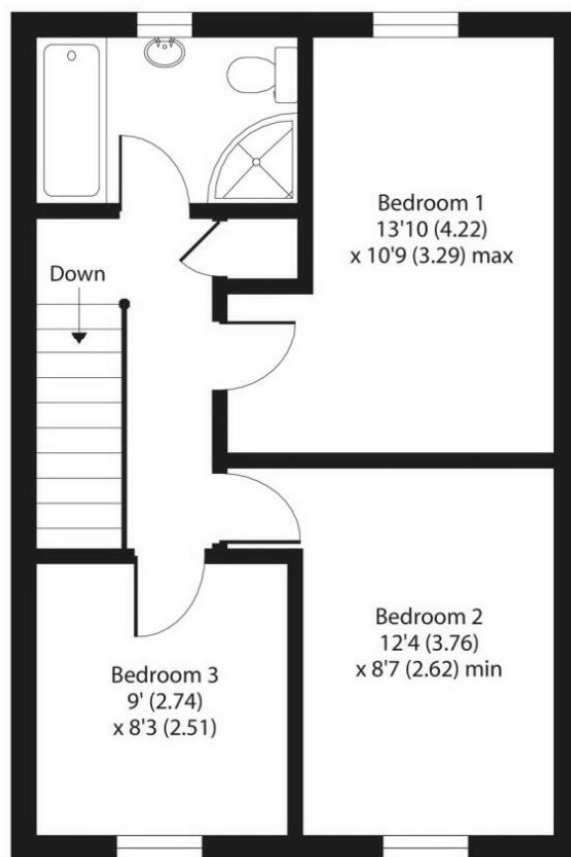
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.







GROUND FLOOR



FIRST FLOOR

Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale

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