



Blackheath SE3  
Offers in excess of £725,000

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**Description:**

Situated in a truly amazing location in the heart of Blackheath Village is this extremely unique, charming two bedroom single storey cottage, which according to Google maps is a 2 minute walk from the train station. Positioned on the edge of the Heath, the property feels wonderfully secluded for such a central location as all the windows face into the garden. The gated entrance is just past the width restriction on Tranquil Vale and there a few steps leading up to a small patio area just by the front door, which is big enough for a table and chairs and perfect for those summer evenings sipping a glass of bubbly and taking in the views of the skyline, the beautiful All Saints church and the scenic sights of the village itself.

The well maintained southerly aspect garden is shared with the properties in Eastnor House and must be a real sun trap on a sunny day. There is a modern fitted kitchen, a good size lounge with patio doors and a few steps down leading to the garden. Master bedroom and second bedroom/study, bathroom with access to the loft. The property also benefits from storage in the hallway, gas central heating and is double glazed.

This cottage really is a delight and must be viewed to appreciate its charm.



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**Directions:** From Blackheath Village Train Station bare left on to Tranquil Vale/B212. Continue to follow the B212 for approximately 300 yards and as you approach the vehicle width restriction the property entrance gate is located immediately after on the left hand side.

**Tenure:** Leasehold - share of freehold

Lease term 999 years from March 2008

**Ground Rent:** N/a

**Service Charge:** 450 p.a approx

**Council Tax Band:** E - £1661.42

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**Room Dimensions:**

Entrance Hall	
Kitchen	10'6 x 6'0
Lounge/Dining Room	17'8 x 15'2
Bathroom	
Bedroom 2	8'8 x 7'1
Bedroom 1	11'11 x 9'2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	
EU Directive 2002/91/EC			

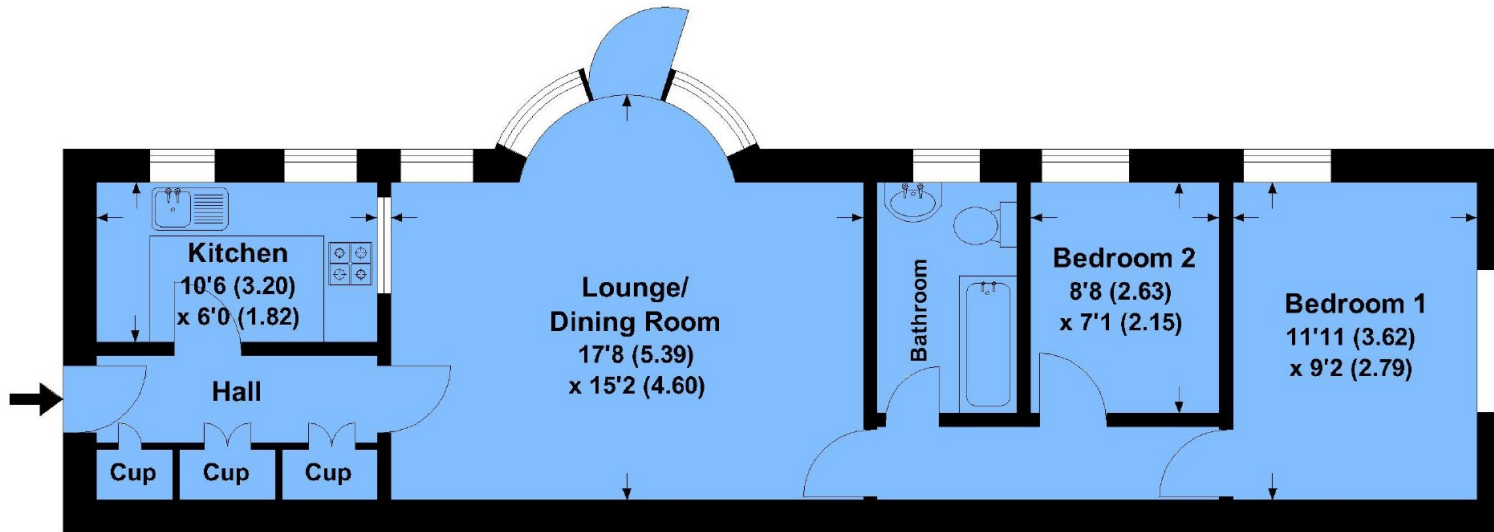
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		34	
EU Directive 2002/91/EC			

Please contact the branch for a complete copy of the EPC document



# Eastnor Cottage

APPROX. GROSS INTERNAL FLOOR AREA 614.18 SQFT / 57.06 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

#### IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Blackheath Village**

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