



Blackheath SE3  
Guide price £800,000 to £815,000

**jdm**  
ESTATE AGENTS



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**Description:**

Location, location, location! The famous mantra when it comes to buying properties and boy is this house in a fabulous spot. Hidden away from the hustle and bustle of London, giving you the feeling of living in a country lane, yet all the areas amazing facilities are on your doorstep. Blackheath Standard is at the end of the road, and the Heath and then Greenwich Park at the other end. Should you have to go work then Westcombe Park Station is 0.7 of a mile.

The house itself has 3 bedrooms and a shower room to the first floor with a very useful useable loft space accessed via a retractable ladder, that has 2 velux windows and could have a multitude of uses. To the ground floor is a cloakroom, a modern fitted kitchen/ breakfast room with ample space for a table. The Lounge overlooks the rear secluded garden, which has been hard landscaped for ease of maintenance and there is a lovely large summerhouse/studio which makes a great extra space again for use as a home office or simply a room to relax.

To the front there is space to park 2 cars on the drive, which is a rarity in this area.

A lovely home that is certainly worth viewing.



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**Directions:** From Blackheath Royal Standard pub head back towards Blackheath Village and Heathway is the first turning on the right.

**Tenure:** Freehold

**Council Tax Band:** F- £1,842.98

**Local Authority:** Royal Borough of Greenwich

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**Room Dimensions:**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	70	68	85
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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





# Heathway, SE3

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

Summer House = 12.7 sq m / 137 sq ft

Total = 99.3 sq m / 1069 sq ft



## 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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