



Blackheath SE3
£1,650,000

jdm
ESTATE AGENTS

Description:

A substantial family home in a great location with lots of potential. Situated in a popular residential road with Westcombe Park Station only 0.3 miles and Greenwich Park half a mile in the other direction as is the Heath. Blackheath Village is about a mile and Greenwich just over a mile. Local shops and an M&S Food Store are available at the Standard which is also about half a mile. So you can see that just about everything you need is within easy reach.

The accommodation is over three floors and offers plenty of scope to adapt to your taste and requirements. There is a good size cellar which you can stand in and could make an ideal utility room or hobby room.

The ground floor also offers potential to re-configure if you wanted a larger kitchen/diner which is more popular these days.

The house is chain free, so if you need to move quickly it's available.

From Westcombe Park Station:

London Bridge - from 13 mins

Cannon Street - from 20 mins

Charing Cross - from 25 mins

Greenwich, for DLR - from 5 mins



Directions: From Westcombe Park Station proceed up Humber Road and turn into Beaconsfield Road. Then turn right into Hardy Road and the house is on the right.

Tenure: Freehold

Council Tax Band: H - £2,559.8

Local Authority: Royal Borough of Greenwich



Room Dimensions:



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			59			50	
		23				20	
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



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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