Heathfield House, Eliot Place

London, SE3

HAMPTONS INTERNATIONAL

Beyond your expectations

A simply stunning, four bedroom Georgian conversion flat. EPC:E

Hamptons International
46 Tranquil Vale, London, SE3 0BD
Sales. 020 8297 1697

www.hamptons.co.uk

Entrance Hall | 41' Reception room | Chambers kitchen | Four bedrooms | En-suite to master | Family bathroom | Private garden | Garage | Heath views | Grade II Listed

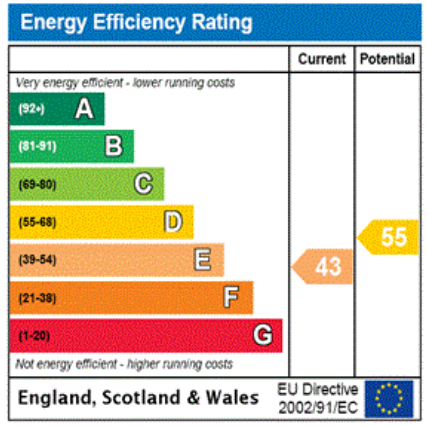
Asking Price £1,800,000 Share of Freehold

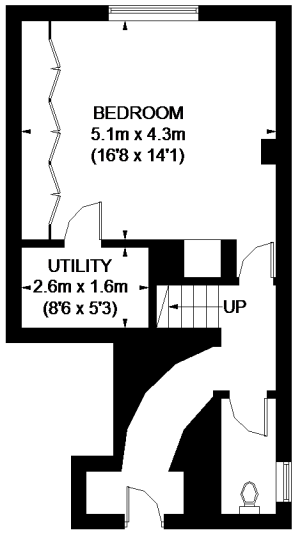
Description

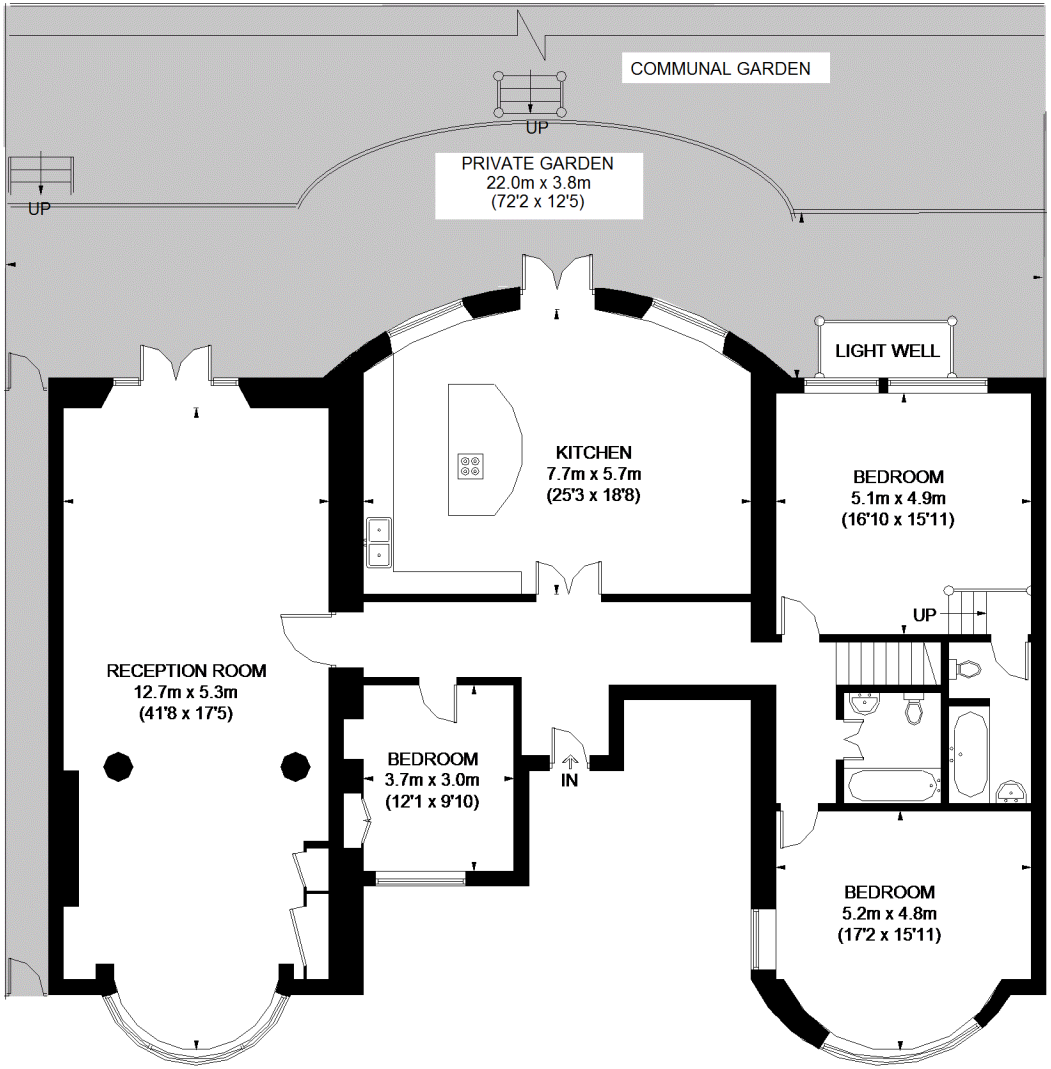
A simply stunning, four bedroom Georgian conversion flat with views directly over the heath.

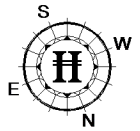
Offered to the market for the first time in many years, this property occupies the hall floor of Heathfield House. The hall floor is often associated with high ceilings, large windows and impressive rooms all of which are on display here. The generous proportions are complemented beautifully by the period features which include open fires with marble surrounds, ornate decorative cornicing, original shutters and twelve foot high ceilings.
On the ground floor, the entrance leads into a large, panelled hallway with the first view extending straight through the kitchen onto the private section of garden. The light and space of the accommodation is immediately apparent. The accommodation comprises of four bedrooms (master with en-suite), a beautiful kitchen dining room with Chambers furniture leading onto the private garden through any of one of three doors in the curved bay, a reception room with high ceilings and a double aspect including uninterrupted views across the heath, family bathroom and a separate WC. There is off road parking on the carriage driveway to the front and a separate secure garage.
This property is full of period charm and steeped in history. The house was built circa 1800 for a local Rotherhithe shipbuilder whose most famous creation was HMS Serapis, a ship which was to become the namesake of the unconventional, early United States ensign. We are delighted to offer the opportunity to purchase such a wonderful home with such a rich history.

Heathfield House is within a few hundred metres of the centre of Blackheath Village making it a superb location for all the village has to offer, with its various shops, bars and restaurants to choose from. The open expanse of the heath is quite literally on your doorstep and provides a scenic recreation area and gives a wonderful rural feel to one of London's true villages. Blackheath station is ideal for commuting into town with regular services to London Bridge, Charing Cross, Cannon Street and London Victoria. One stop down the line will bring you to Lewisham Station where the DLR service provides regular services into Canary Wharf and Bank.









HEATHFIELD HOUSE

APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 446 SQ. FT. (41.4 SQ. M.)
GROUND FLOOR = 2229 SQ. FT. (207.1 SQ. M.)
TOTAL = 2675 SQ. FT. (248.5 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID198144)

LOWER GROUND FLOOR **GROUND FLOOR**

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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