



Montpelier Row, London
SE3

HAMPTONS
INTERNATIONAL

Beyond your expectations

Delightful two bedroom flat on the edge of the village. EPC: D

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

www.hamptons.co.uk

Private entrance | Private rear garden | Two bedrooms | Kitchen/Dining room | Reception room |
Shower room | Large entrance hall | Village location

Offers in excess of £675,000 Share of Freehold

Description

A two bedroom conversion flat forming part of this substantial period home fronting the heath.

This beautifully presented, Grade II listed property boasts some fantastic attributes including a private entrance and direct access to a private patio to the rear. The flat also benefits from use of a separate communal garden.

While the property is offered in good condition the flat still offers some very interesting potential subject to relevant permissions. Measuring over 1000 square feet, the accommodation briefly comprises; large entrance hall, two double bedrooms, contemporary shower room, stylish kitchen/dining room with a smeg appliances, separate reception room and a private patio to the rear. The most obvious potential of this property is evident to the rear where there is access to a large undemised storage room connected to the property and there is even the possibility of creating a live/work space behind the patio area.

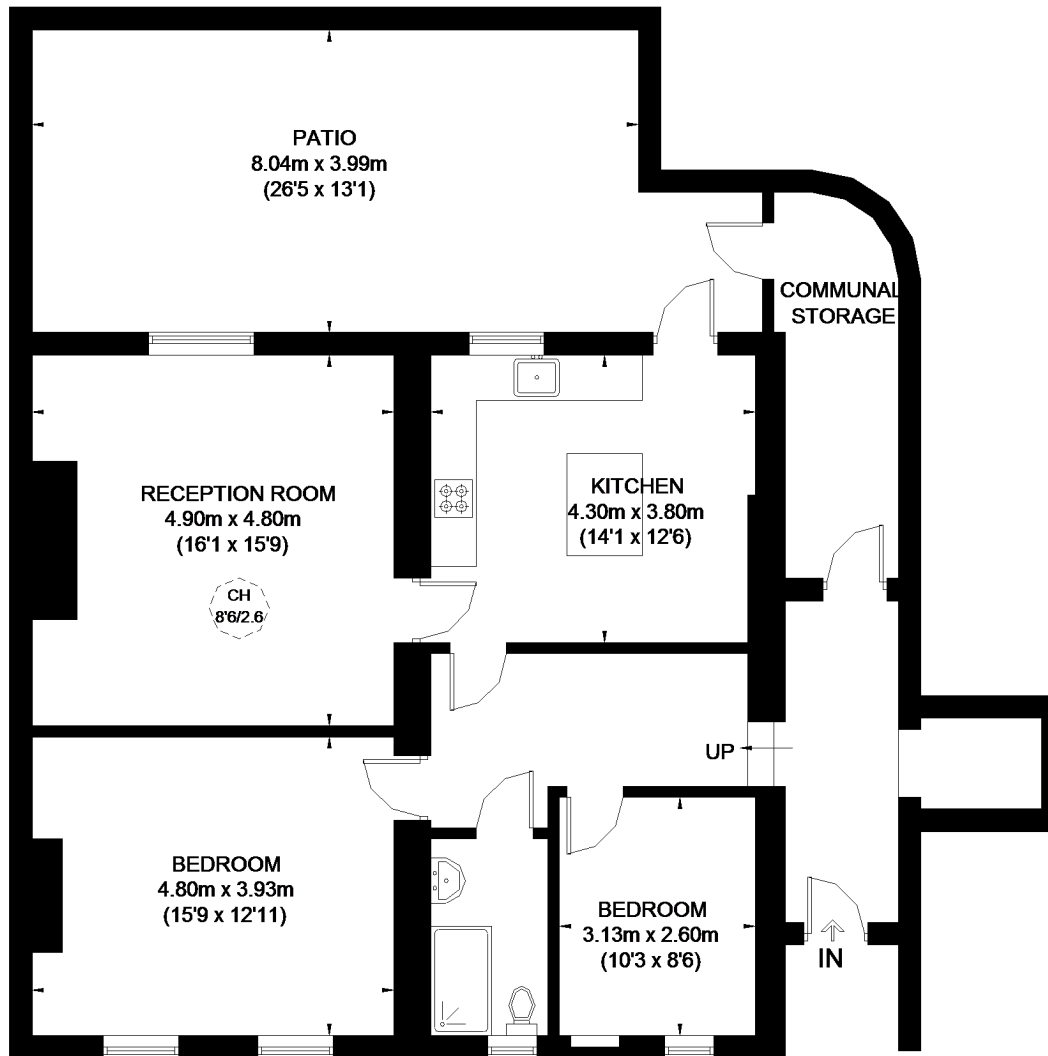
Being located on Montpelier Row means the village is almost on your doorstep, or at least at the end of the garden path. As you walk out of the property you are greeted by the stunning view of All Saints Church and the open heath, a view that I believe is very difficult to beat. This property offers the ideal location for taking advantage of all the village has to offer, with all of its various shops, bars and restaurants to choose from. The open expanse of the heath 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	




LOWER GROUND FLOOR



MONTPELIER ROW

APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR
1045 SQ. FT. (97.1 SQ. M.)
(EXCLUDING PATIO)

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 (ID224304)

 = CEILING HEIGHT

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.

