



**Bowater Place, Blackheath, London SE3 8ST**

**£650,000 FREEHOLD**

In this quiet Conservation Area in Blackheath known as Rectory Fields, just a short walk from the Blackheath Royal Standard, an exceptional two bedroomed mid-terrace Victorian house with a stucco fronted elevation and a lovely secluded garden to the rear. It has a small front garden set behind reclaimed wrought iron railings, with easy resident street parking directly outside the property.

The property has been lovingly restored to an exceptionally high standard retaining tremendous charm and character, with a two storey rear addition creating a splendid kitchen/day room with part glazed roof, opening directly onto the charming garden with Argon filled double glazed metal framed double doors providing excellent light. In addition, it has a middle reception room which has been beautifully wall panelled, plus a lovely front reception room with working fireplace and window to the front with wooden shutters. The hallway retains the original staircase whilst also retaining the original 'Lincrusta' wall décor up to dado level, leading up to the first floor with two double bedrooms (the second now a double by virtue of the rear addition) and beautiful period style bathroom complete with cast iron roll top bath and walk-in shower. The rear garden is a real feature and has been completely landscaped including a most attractive timber garden tool shed and an old 'privy', a true garden retreat with excellent seclusion.

The comprehensive refurbishment programme includes wet under floor heating to the entirety of the ground floor, new wiring, plumbing and heating system, new water and gas supplies, a new fully insulated roof and all the windows conform to the conservation area with sash style replacement windows incorporating double glazed panes. The floorboards throughout have been stripped and restored creating a sense of period character, the whole property offered in tasteful décor.

The property is within only a short walk of the excellent shopping facilities at the Blackheath Royal Standard, including the 'Marks & Spencer' foodhall, with the heath slightly further away, but still within walking distance. Blackheath Village is approximately a mile away and Westcombe Park Railway station is slightly closer, providing a fast service into central London. The Royal Greenwich Park is also close-by.

**The Accommodation Comprises:**

Entrance Hall • Two Reception Rooms • Large Kitchen/Day Room • Two Double Bedrooms • Bathroom • Full Gas Fired Central Heating Under Floor to the Ground Floor • Cast Iron Radiators • Easy Street Parking • Beautiful Rear Garden with Outside Privy • Double Glazed Sash Windows • New Roof



## **Bowater Place, Blackheath, London SE3 8ST**

The accommodation comprises

### **EXTERIOR**

**Front Garden :** Small, yet attractively paved in a herringbone style with natural bricks bordered by beautiful reclaimed wrought iron railings and gate, with a large flagstone to the entrance.

### **GROUND FLOOR**

**Entrance Hall :** A lovely entrance hall, full of charm and character retaining the original front door with arched fanlight, original coving and central corbels, dado rail retaining the original 'Lincrusta' decorative wall covering beneath which continues throughout the hallway and stairs, polished original pine floorboards, original staircase with balustrade and cupboard beneath, a further walk-in cupboard housing the meter and consumer unit, with shelf and plenty of space for hanging/storage and a glazed inset panel.

**Front Reception Room :** With original stained/polished pine floorboards, central ceiling rose, very pretty original fireplace with most unusual cast iron insert with raised grate in decorative original surround, double folding glazed doors through to the middle reception room and a further door into the main hallway, sash window with internal shutters to the front, cast iron Victorian style radiator. 'Peggy Angus' hand blocked wallpaper. Double doors to ..

**Middle Reception Room/Study :** Beautifully finished with painted wood panelled walls, again with a continuation of the stained pine original floorboards, an identical beautiful early Victorian fireplace with cast iron register grate, built-in book shelving either side with a floor cupboard to the right hand side, central ceiling rose, cast iron Victorian style radiator.

**Kitchen/Day Room :** A most charming country style kitchen of fantastic proportion with 'Crittall' style Argon filled double opening doors and windows onto the garden. The kitchen has been massively extended with excellent natural light created by double glazed roof lights and a further roof lantern. Four recessed ceiling spotlights cleverly angled internally to create a dappled light. Hand-built kitchen with 'Hahn' accessories, work top surrounding the enamel butler sink with chrome mixer tap, built-in Victorian dresser unit to the far wall finished in 'Farrow and Ball Mole' colour, built-in broom cupboard with two top shelves, built-in cupboard housing the 'Worcester' gas fired combination boiler serving the central heating and hot water with cupboard space beneath, space for range cooker, beautiful encaustic floor tiling throughout, three ceiling light points for hanging lamps, built-in broom cupboard and further cupboard storage space beneath the boiler cupboard.

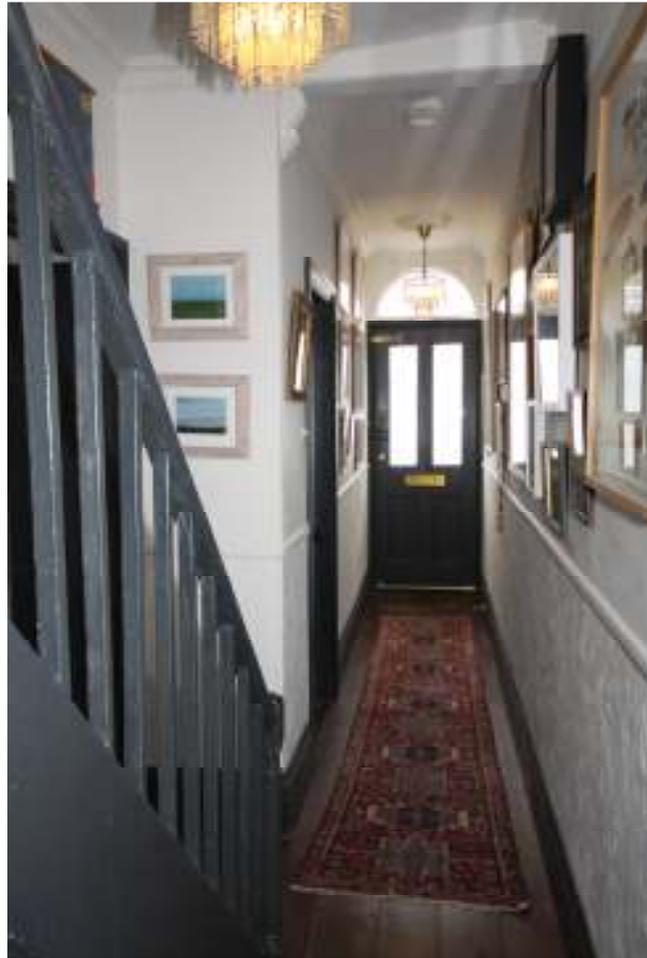
**Rear Garden :** A real garden retreat with excellent seclusion, beautifully landscaped with large sandstone flag paving interspersed with natural bricks, railway sleepers, raised flower beds and a top sitting area beside a timber built garden tool shed with a beautiful overhanging very mature Walnut tree. Outside 'privy' with a white W.C, charming bulkhead ship's lamp named 'The Wiggen' in beautiful chrome surround, fitted wall shelf unit and small window to the side. Butler sink with outside water tap, the whole garden interspersed with beautiful flowering shrubs created over the past five years. The rear extension is covered in Siberian larch.

## **FIRST FLOOR**

- Landing :** Sash style window looking out to the rear. Skylight providing natural light to the whole area, access to loft storage space, built-in cupboard with shelving and top cupboard over, a continuation of the original balustrade and polished pine floorboards, cast iron radiator.
- Bedroom 1 :** A most beautiful room with painted original floor boards, sash style window to the front, original working fireplace with tiled insert and hearth, fitted book shelving to one side and the other with a cast iron radiator.
- Bathroom :** With a beautiful original Victorian door with glazed upper panels and acid glass with matching top fanlight. A true Victorian style bathroom comprising a large cast iron roll top bath with hand-held Victorian style mixer tap/hand-held attachment, 'Royal Doulton' antique pedestal wash hand basin with antique chromed taps, original Victorian tile splashback and soap dish. W.C with 'Burlington' overhead cistern and chrome pull-flush, walk-in corner shower unit with thermostatic shower unit and rain rose head, glazed curved doors and fully tiled. Beautiful original cast iron register grate set into the wall, Victorian style radiator with chromed towel rail, skylight providing excellent natural light. Lino flooring.
- Bedroom 2 :** Another excellent sized double bedroom with sash style windows giving a lovely outlook over the rear garden, part sloping ceiling, excellent natural light further provided by a large 'Velux' window, polished pine floorboards, cast iron radiator.

**PRICE: £650,000 FREEHOLD**  
**VIEWING: Strictly by appointment through**  
**COMBER & COMPANY - 020 8318 9666**

**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**





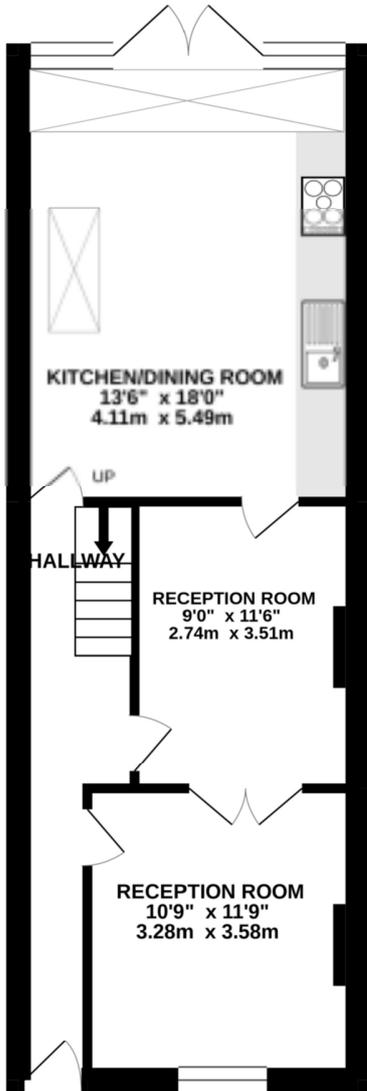




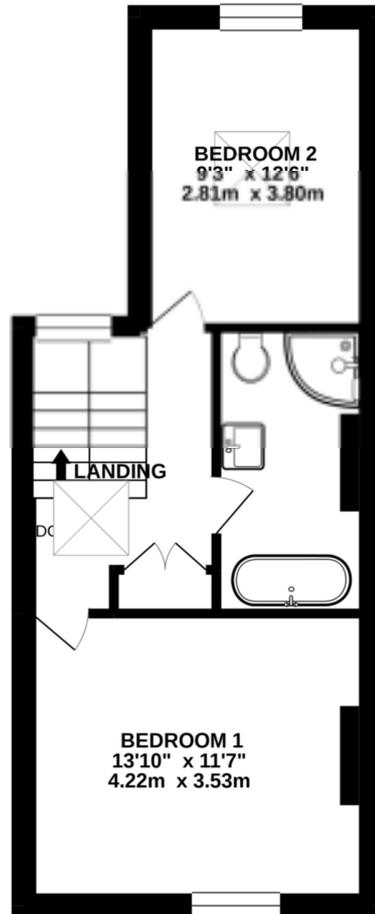




GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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