



**REYNOLDS PLACE, LONDON, SE3 8SX**  
**GUIDE PRICE £1,000,000-£1,075,000 FREEHOLD**

**AN IMPRESSIVE AND ARCHITECTURALLY UNIQUE, THREE DOUBLE BEDROOM, TWO BATHROOM, COTTAGE WHICH WAS PREVIOUSLY A STABLE BLOCK AND HOME WHICH HOUSED HACKNEY CARRIAGES, IN A VERY POPULAR ROAD WITHIN THE RECTORY FIELDS CONSERVATION AREA AND VERY CLOSE TO BLACKHEATH STANDARD.**

**Blackheath | 0208 8520999 | blackheath@winkworth.co.uk**

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**DESCRIPTION:**

The accommodation briefly comprises; a very large entrance hall with a study and double doors leading to a huge dual aspect reception room with fireplace and alcove storage. To the rear is a hallway which runs the entire right-hand flank of the garden with a downstairs WC, utility cupboard, glazed doors to the garden and leading to a huge kitchen diner. The kitchen itself offers integrated Miele appliances, island and again glazed doors to the garden. The garden itself is a delightful courtyard with cobbled stone and flower beds. Upstairs are three double bedrooms, one with ensuite shower room and a modern family bathroom. The property is in excellent decorative order with sash windows, wood flooring, cornicing and gas fired central heating with features radiators.

This is a wonderful home, full of charm and character and your earliest viewing is essential. Video and virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk).

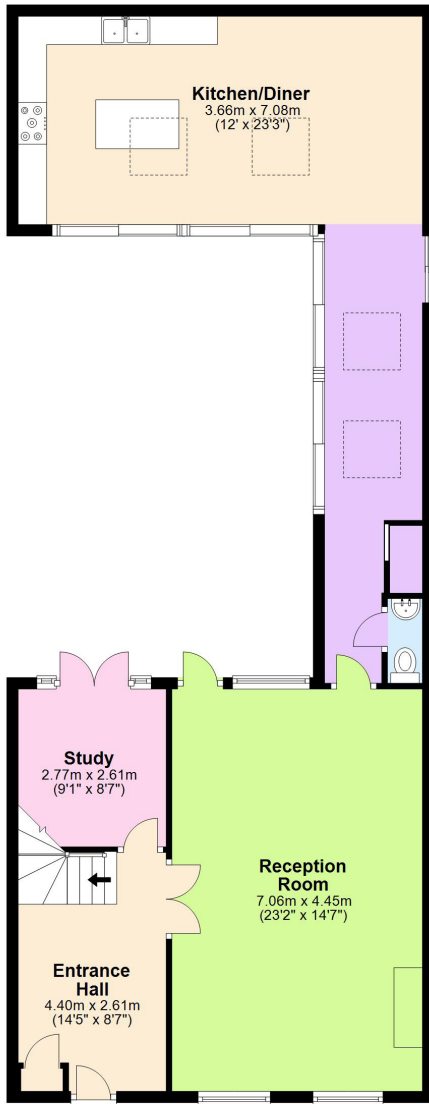
The property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (1.1 miles). The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.5 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. Blackheath Village with its array of restaurants, bars and boutique shops is only 1.1 miles. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters.





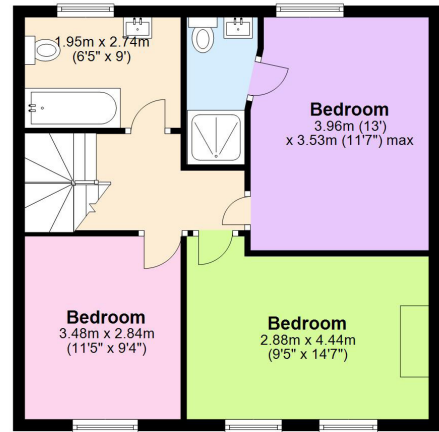
### Ground Floor

Approx. 91.0 sq. metres (979.1 sq. feet)



### First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 143.6 sq. metres (1545.3 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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