



**Montpelier Row, Blackheath, SE3 0RL**

**£ Freehold**

An exceptional town house, built in 1959 for James Callaghan (later to be British Prime Minister), in an idyllic location fronting The Heath, within 200yards of The Village.

The house has been in the same ownership since 1967 and retains many original features. There is a generous 1785 sq.ft. of living accommodation arranged over 3 floors, excluding the integral garage and complete basement (36'x19') with 5' headroom. The first floor is an exceptional reception space with enormous, glazed pocket doors opening the landing; to the sitting room at the front with wall-to-wall windows overlooking The Heath; and the kitchen/dining room with steps down to the garden at the rear. The beautiful rear garden is over 140' in depth, secluded with a south-easterly aspect and brick-built shed, with power, at the far end. There are four bedrooms, a bathroom and separate lavatory on the top floor.

**The Accommodation Comprises:**

Entrance Hall, Cloakroom, Study, Laundry Room, Two Reception Rooms, Kitchen, Five Bedrooms, Bathroom, Garden, Garage, Double Glazing, Gas Central Heating, No Chain.













**PRICE:           £FREEHOLD**

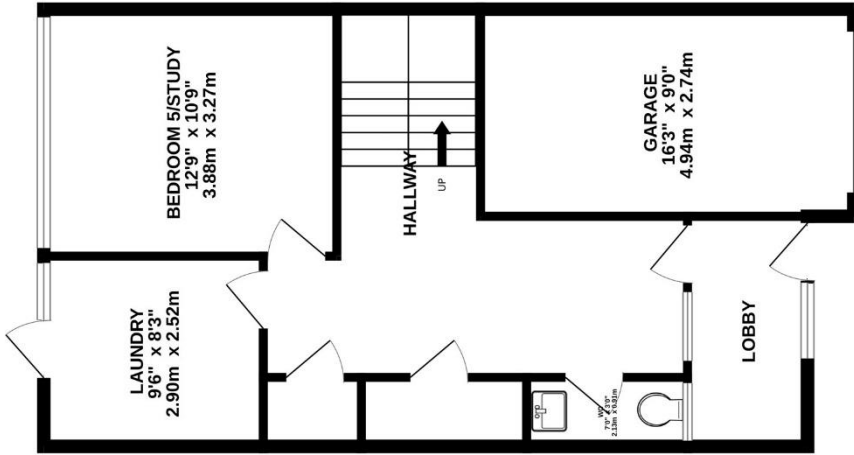
**VIEWING:       Strictly by appointment through Comber & Company**

**020 8318 9666**

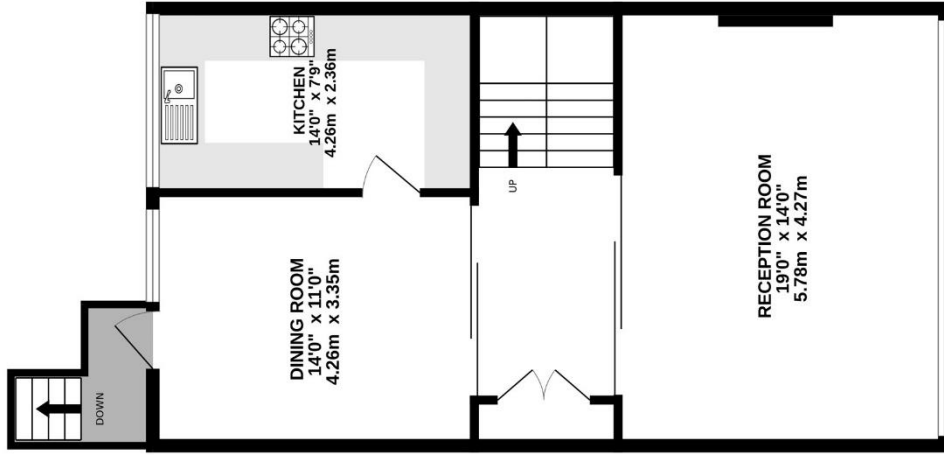
**[sales@comberandco.co.uk](mailto:sales@comberandco.co.uk)**

**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.**

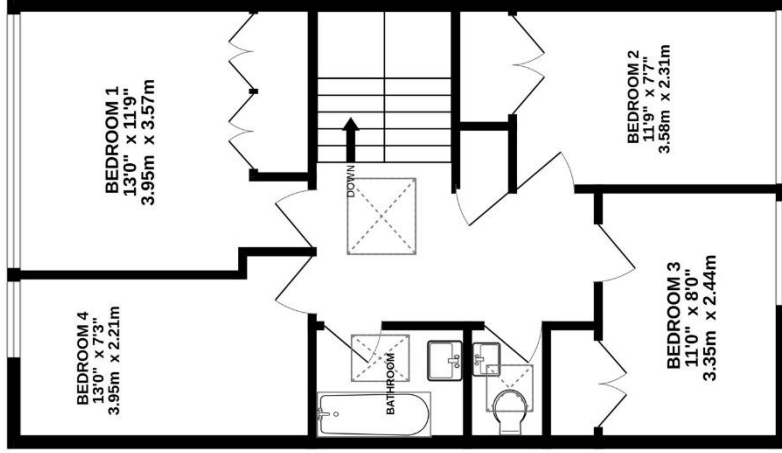
**GROUND FLOOR**  
647 sq.ft. (60.1 sq.m.) approx.



**1ST FLOOR**  
650 sq.ft. (60.4 sq.m.) approx.



**2ND FLOOR**  
634 sq.ft. (58.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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