


# WINCHESTER HOUSE

BLACKHEATH, LONDON, SE3 9LF

 Alex Martin



“ EXCEPTIONAL FREEHOLD BUILDING IN THE HEART OF BLACKHEATH ”

# EXECUTIVE SUMMARY

Exceptional freehold building in the heart of Blackheath, SE3

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Approximately 17,992 sq ft (1,671.5 sq m) GIA across five floors

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Class E use offering flexibility for a broad range of occupiers, subject to necessary consents.

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Private ground floor outdoor area available, ideal for children's outdoor play

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Potential for other living uses subject to obtaining the necessary planning consents

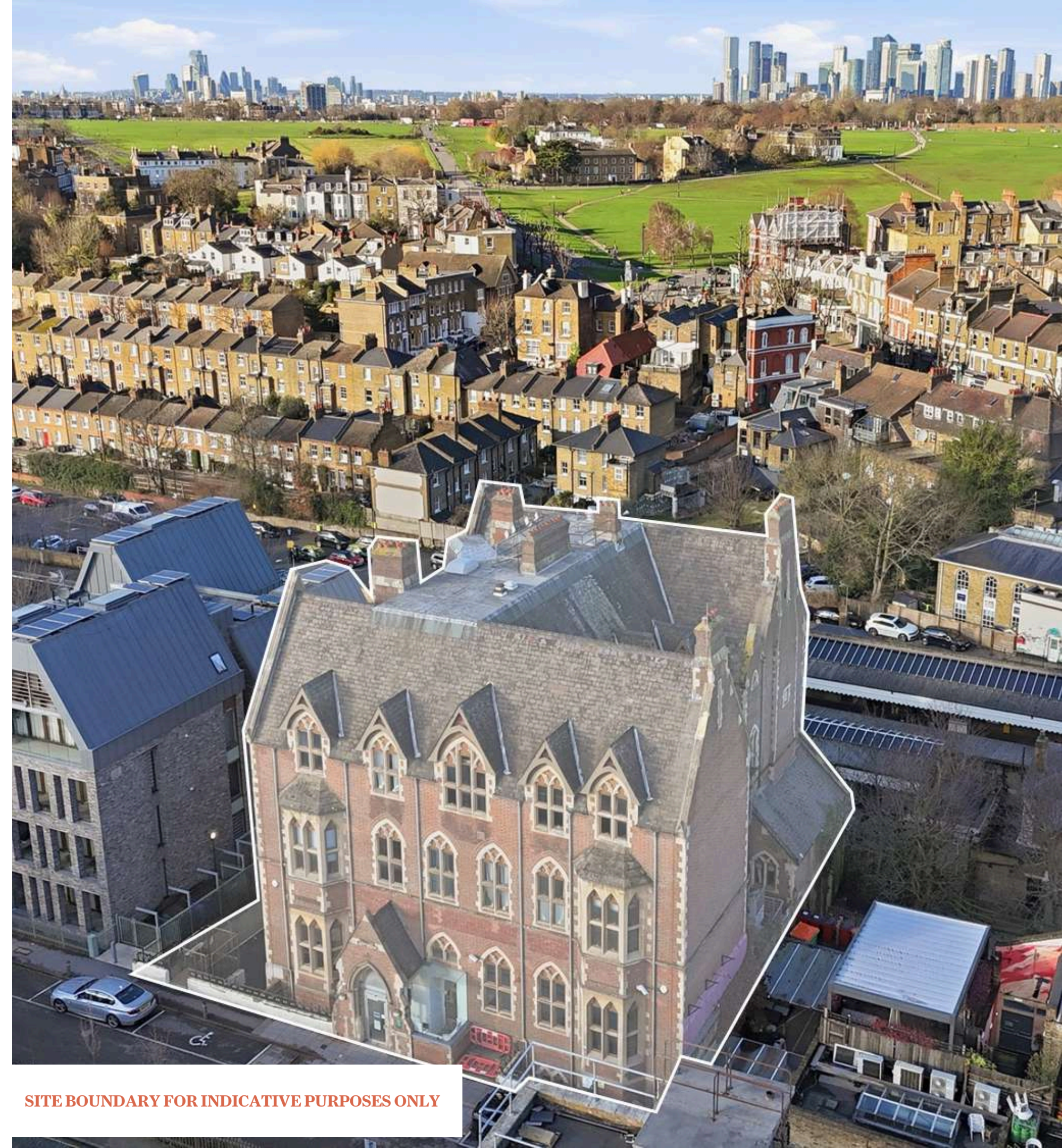
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Located adjoining Blackheath train station, within an established residential area

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All enquiries invited, subject to contract

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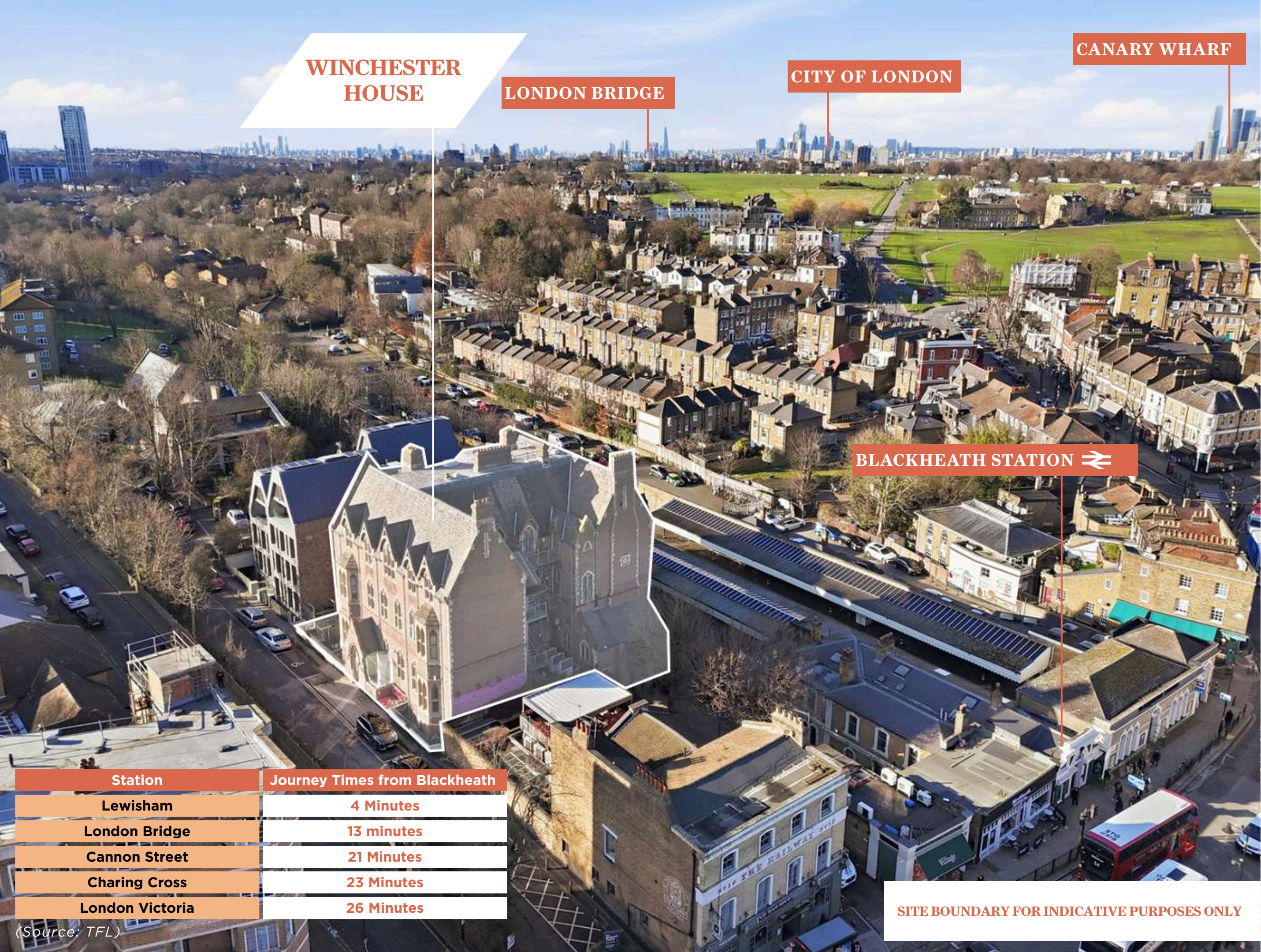
**SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY**



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FORMERLY USED BY  
BLACKHEATH HOSPITAL  
AS AN OUTPATIENT CENTRE

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**WINCHESTER HOUSE**

**LONDON BRIDGE**

**CITY OF LONDON**

**CANARY WHARF**

**BLACKHEATH STATION** ➔

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# THE LOCATION

Winchester House Medical Centre is situated in the highly desirable Blackheath area of southeast London, close to the heart of Blackheath Village with its wide range of cafés, restaurants and local shops.

Blackheath's expansive green spaces and cultural venues such as Blackheath Halls further enhance its attractive village-style atmosphere within easy reach of central London.

The area benefits from excellent transport connections, with Blackheath station providing frequent National Rail services into central London and numerous London bus routes serving the local area, making it convenient for commuters and visitors alike.



Station	Journey Times from Blackheath
Lewisham	4 Minutes
London Bridge	13 minutes
Cannon Street	21 Minutes
Charing Cross	23 Minutes
London Victoria	26 Minutes

(Source: TFL)



# EXISTING BUILDING

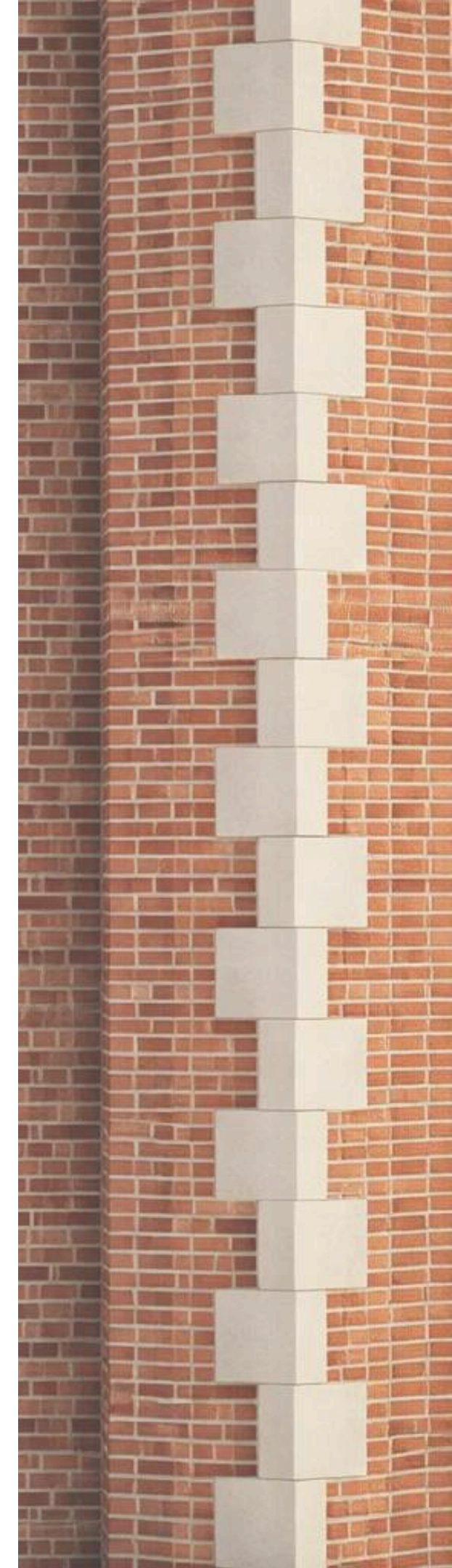
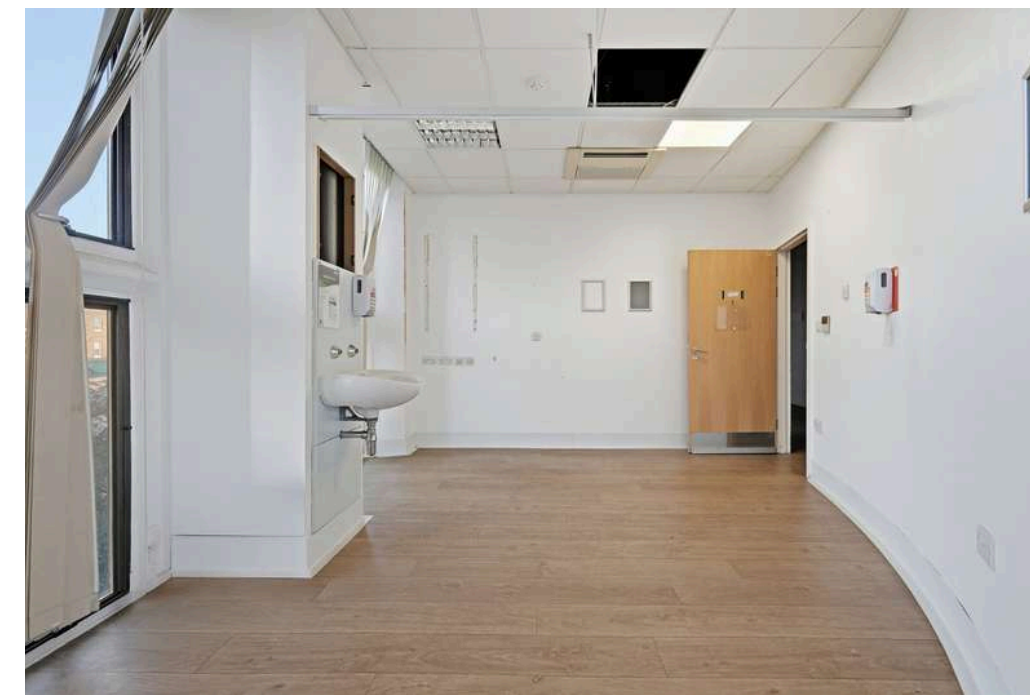
Winchester House is a rare building, constructed in the 1800's by the Victorians in the Gothic Revival style its façade which appears in good condition has ornamental brickwork and pointed arches together with steep roofs making for a very attractive looking building.

Locally listed, the building provides just over 16,787 sqft of Gross Internal Area arranged over lower ground to 2nd storey and was formerly used as an outpatients centre for Blackheath hospital so medical use. If the loft space is brought into use that would take the area closer to 17,992 sqft.

The building provides highly flexible accommodation, with the option to increase or decrease the amount of space required to suit occupier needs. The accommodation benefits from generous floor-to-ceiling heights and good levels of natural light throughout, creating bright and adaptable space suitable for a wide range of occupiers. External outside space is available, which can be taken as a whole or in addition to the Lower Ground and Ground floors, offering further adaptability.

The property benefits from Class E Use, making it suitable for a wide range of commercial uses including Medical, Nursery, Education and training, subject to the necessary consents.

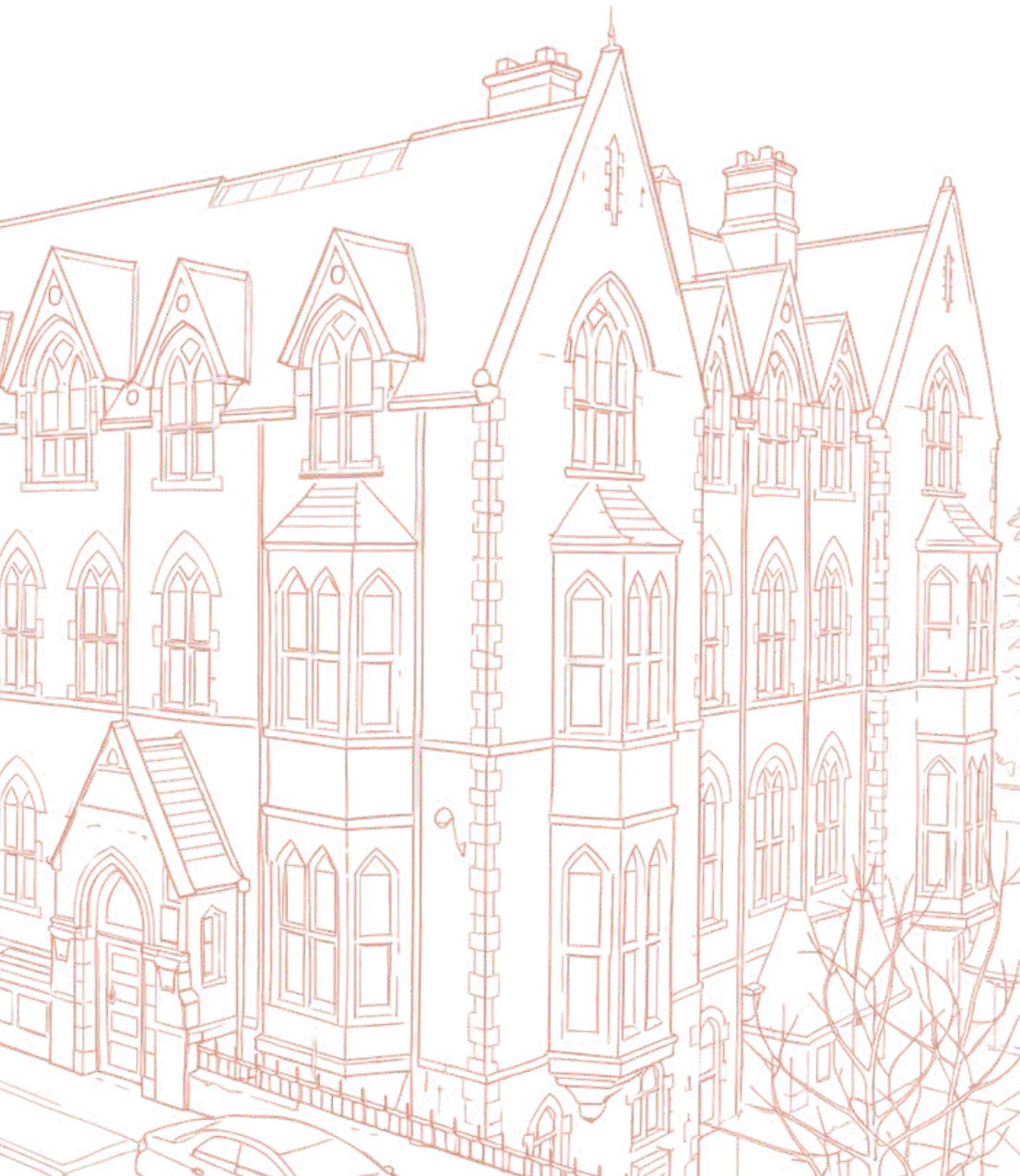
Alternative uses may also be considered, including Residential, Community and Cultural facilities, Places of Worship and Sport and Recreation facilities for people of all ages and abilities, subject to the necessary consents.



# PLANNING

The site is located in the Blackheath District Centre and Conservation Area and benefits from Local Plan (2025) policy in favour of community uses to secure the Centre's long term vitality and viability (Policy LEA1). Change of use to other community infrastructure uses would be supported subject to a detailed assessment (Policy CI1 and CI2).

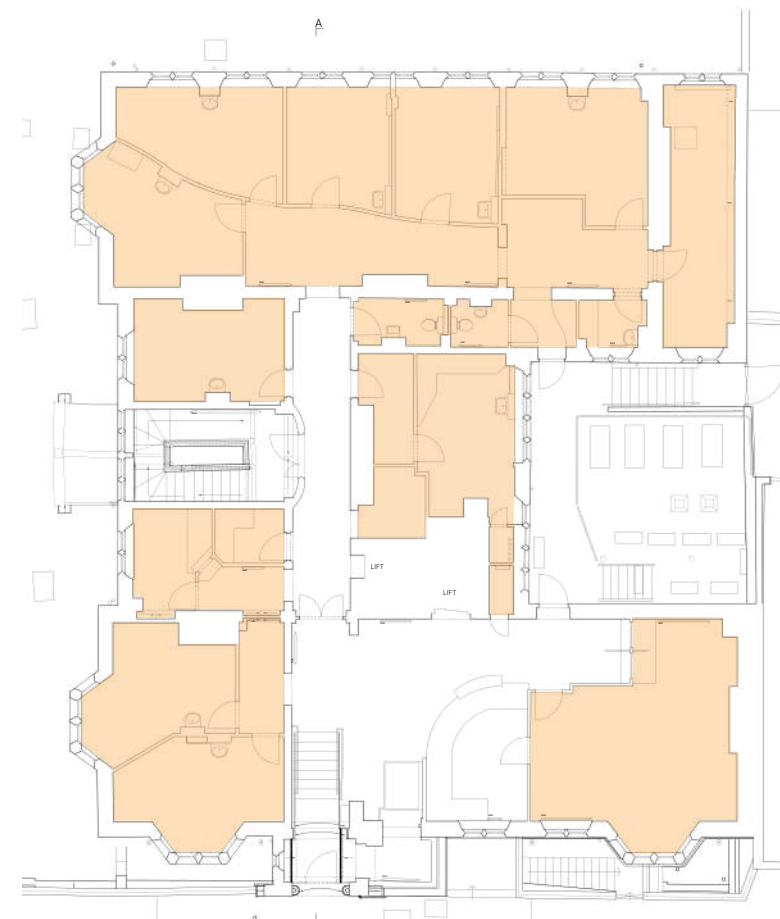
Community Infrastructure is defined as (page 299 of the Local Plan 2025) 'health services, education and training, community facilities (including public houses), cultural facilities, places of faith, and sport and recreation facilities for people of all ages and abilities'.



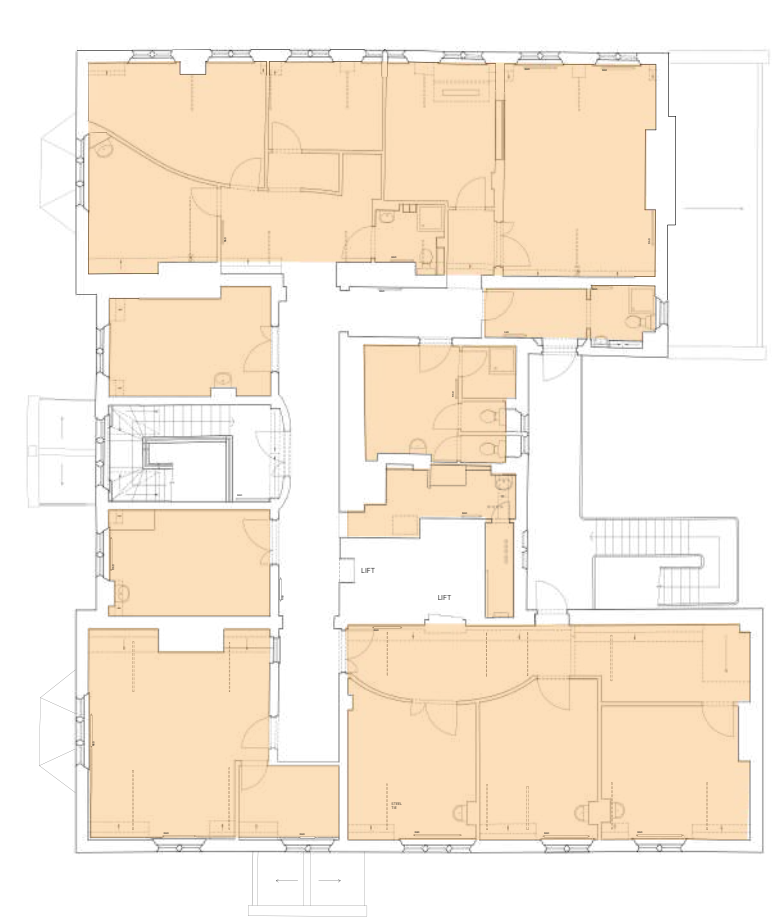
# FLOOR PLANS



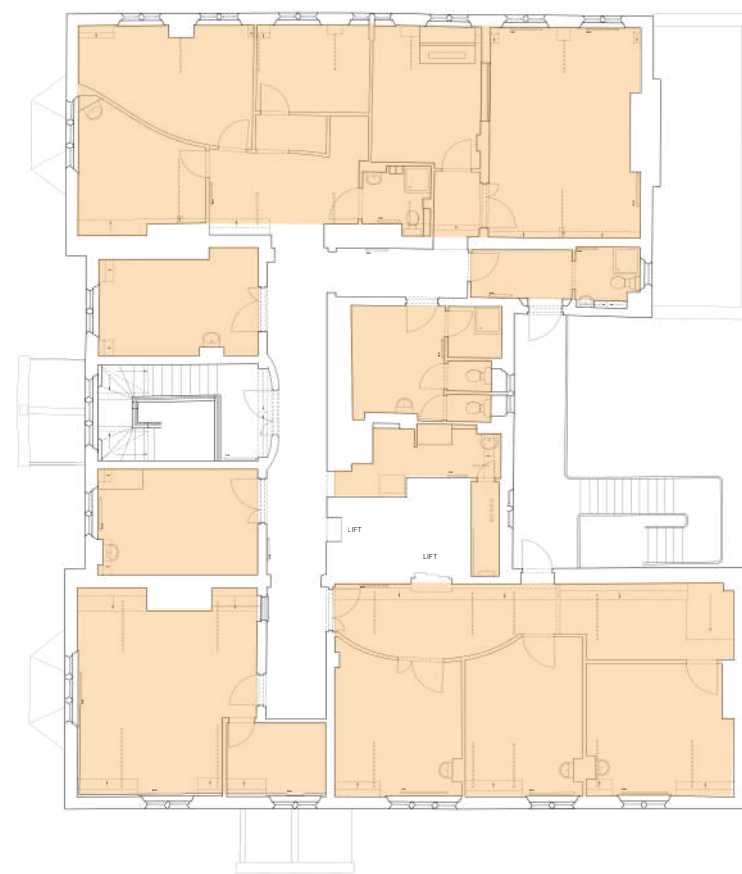
LOWER GROUND



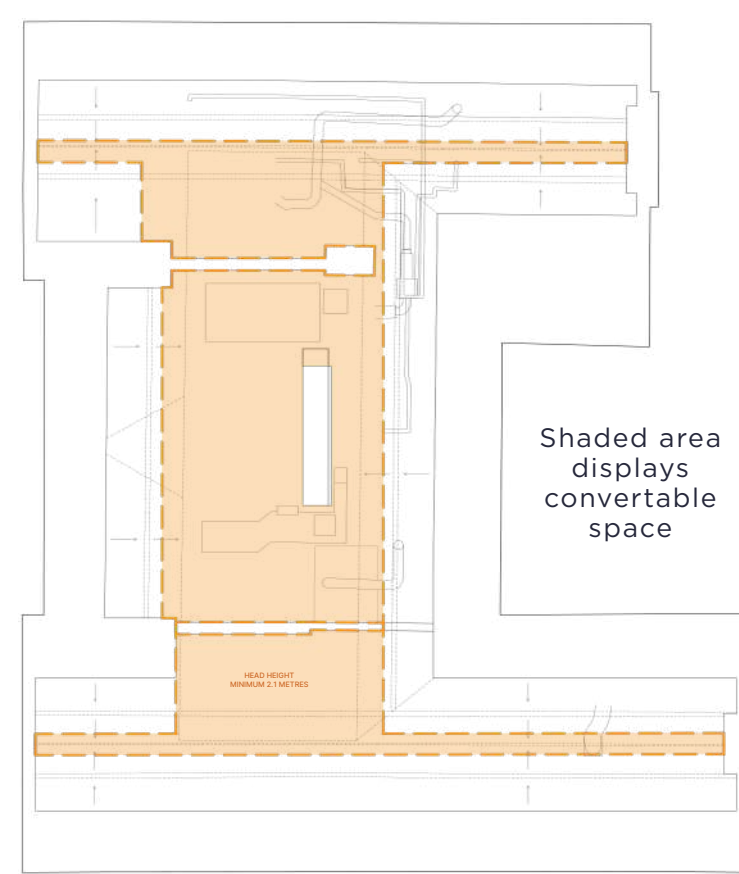
GROUND



FIRST



SECOND

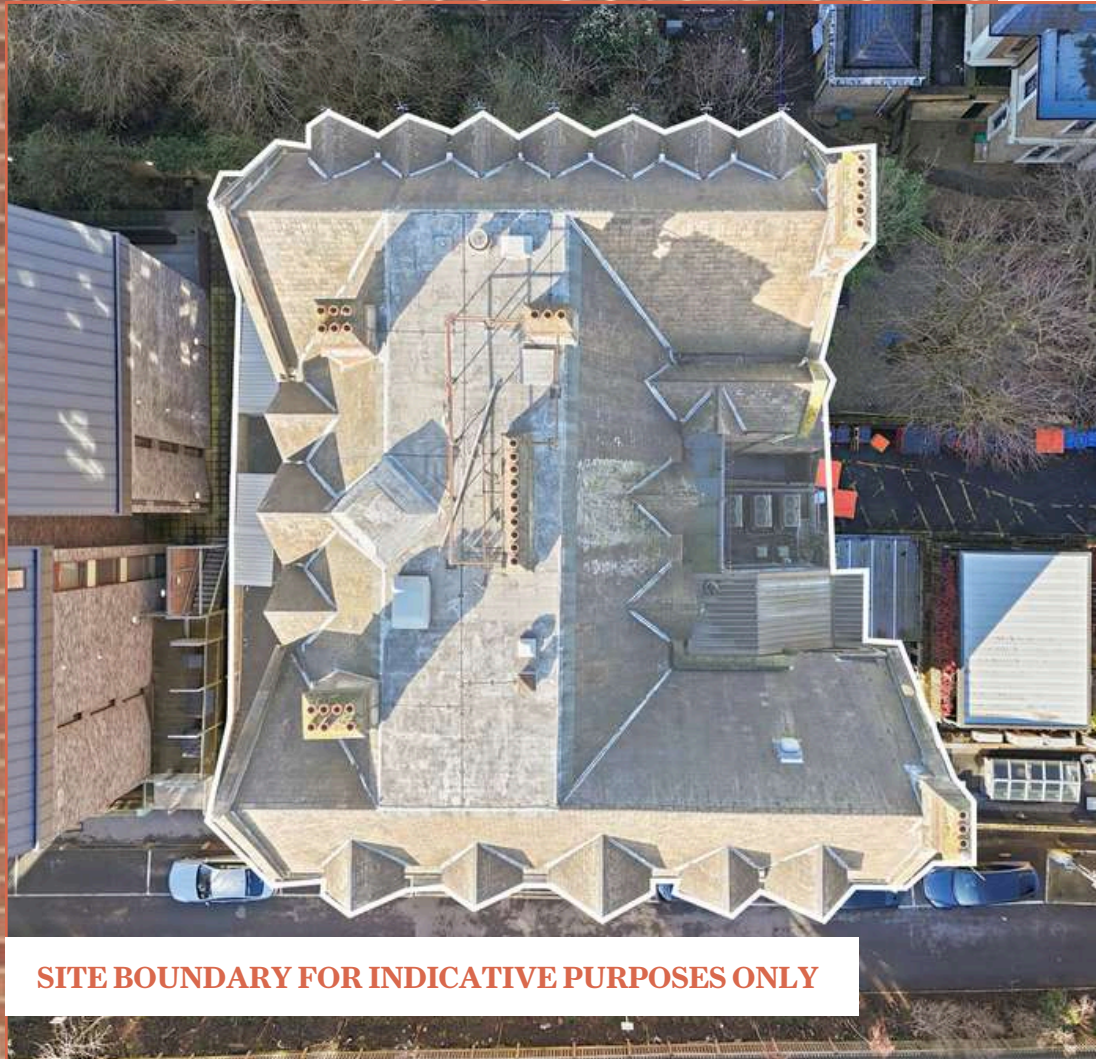


ATTIC/ THIRD

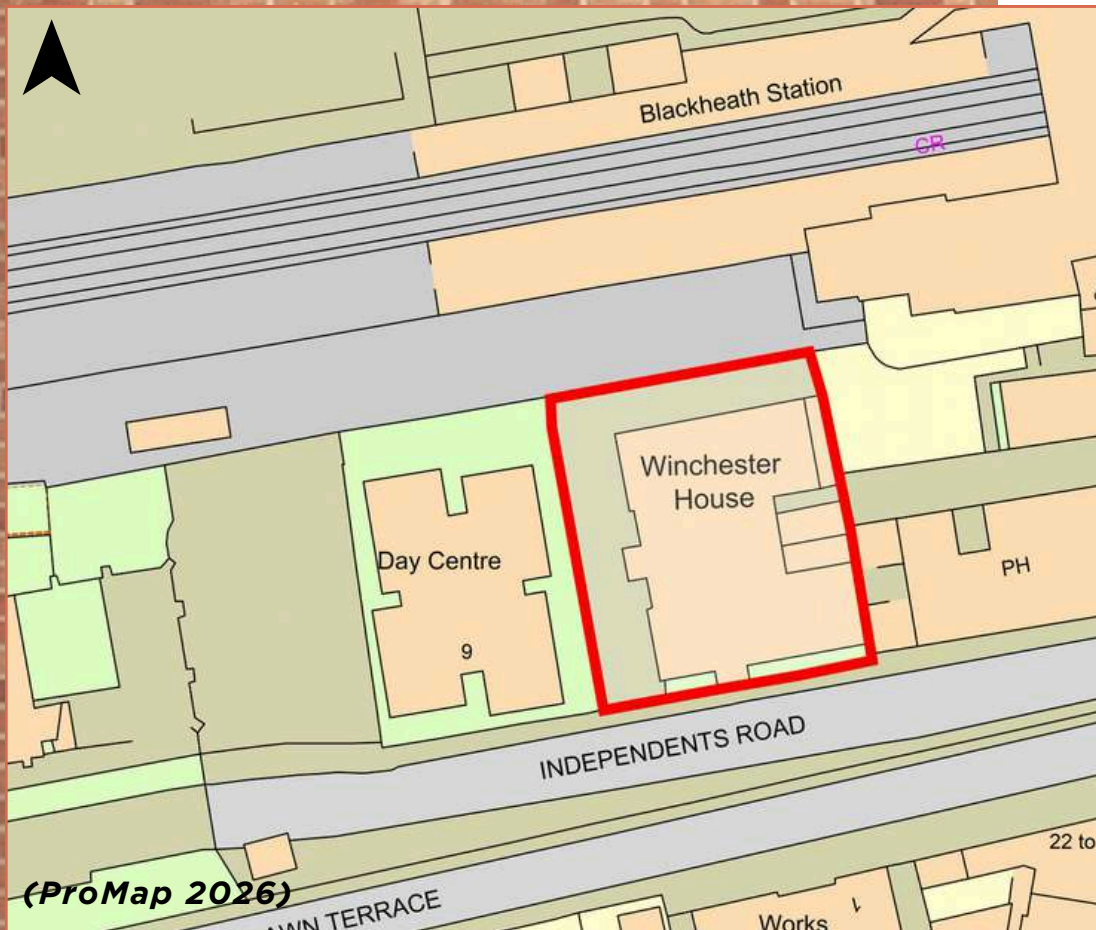
# ACCOMMODATION SCHEDULE

FLOOR	NIA SQ M	NIA SQ FT	GIA SQ M	GIA SQ FT
LOWER GROUND	317	3,412	435.34	4,686
GROUND	261	2,809	395.77	4,260
FIRST	298	3,208	364.25	3,921
SECOND	298	3,208	364.14	3,920
ATTIC/ THIRD	112	1,206	112	1,206
	<b>1,286</b>	<b>13,843</b>	<b>1,671.50</b>	<b>17,992</b>

Please refer to the measured plans in the data room. The areas should not be relied upon.



SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY



## LEGAL

A copy of the Freehold title and pertinent legal information can be found within the dedicated project data room. The property is held under title number: LN71151

## SERVICES

It is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

## EPC

The EPC is available on the dedicated project dataroom.

## VAT

The Property is not elected for VAT.

## METHOD OF SALE

All enquiries invited with vacant possession by way of informal tender.

### IMPORTANT NOTICE

**Alex Martin, Savills and their clients give notice that:**

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sale particulars produced March 2026.

## INSPECTION

Inspections are by appointment only and can be arranged through the Vendor's joint sole agents Alex Martin and Savills. Viewings are undertaken at the viewers own risk and no liability will be accepted by the freeholder or joint sole agents.

## DATAROOM

A project dataroom has been set up to host all relevant information on the site.

[Click here to access.](#)

## PURCHASER NOTICE

The Vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

## CONTACTS

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