



WESTCOMBE PARK ROAD, BLACKHEATH, LONDON, SE3 7RB
£2,295,000 FREEHOLD

AN IMPRESSIVE AND EXTENDED FIVE BEDROOM, THREE BATHROOM, DOUBLE FRONTED SEMI-DETACHED PERIOD HOME WITH A SOUTH FACING GARDEN SITUATED IN THIS OUTSTANDING LOCATION BY GREENWICH PARK, CLOSE TO THE HEATH AND MAZE HILL AND WESTCOMBE PARK STATIONS.

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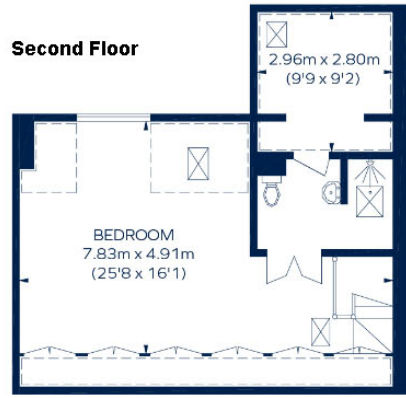
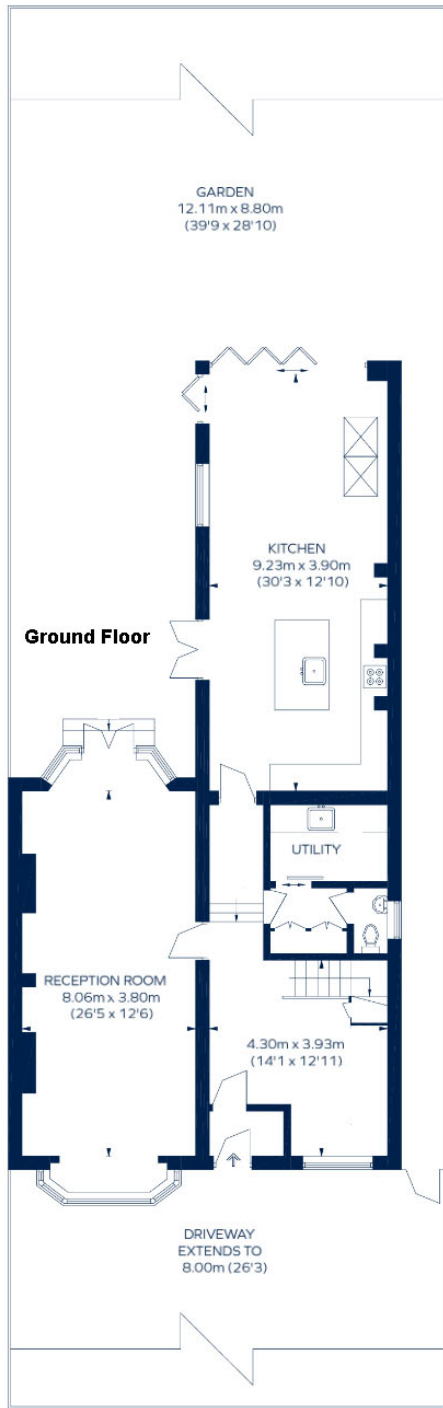
The accommodation is arranged over three floors and comprises to the ground floor; porch and large entrance reception hall, a beautiful and spacious 26'5 dual aspect through reception room with bay window to the front and French doors to the garden and a superb 30'3 kitchen diner into the extension. The John Lewis of Hungerford kitchen boast granite worktops, integrated appliances, range style oven, island and breakfast bar with the dining area alongside feature bi-folding doors to the garden. There is also a separate utility room, coat and shoe cupboards and a downstairs WC. On the first floor are four bedrooms including two very large doubles and a master suite with walk in wardrobe, vaulted ceiling, air conditioning and modern ensuite shower room and a large modern family bathroom. The top floor offers a further huge double bedroom with an ensuite shower room and built in wardrobes and plenty of eaves storage. To the rear of the property is a lovely south facing garden with York stone terrace, lawn, flower beds and side access. There is off street parking to the front on a pretty York stone driveway for two/three cars. The property is in excellent decorative order with features including high ceilings, sash windows with plantation shutters, French oak flooring, picture rails and corning, fireplaces, partial underfloor heating, gas fired central heating with feature radiators, Cat5 cabling, integrated sound system and Lutron lighting system.

This is a wonderful home and your earliest viewing is essential. Video tour can be seen at Winkworth.co.uk

This section of Westcombe Park Road is highly sought after. The property is within 165 metres from Greenwich Park and very close to the Heath. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.85 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.4 miles to the west you will find the historic Greenwich town centre. 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. Finally, 0.5 miles to the east is Blackheath Standard, with daily conveniences including M&S Food Hall. 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. Maze Hill Station is just 0.25 miles, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.







**Approximate Total Floor Area
2,600 sq.ft (241.7 sq.m)**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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