



**BROOKWAY, BLACKHEATH, LONDON, SE3 9BJ**  
**£2,500,000 FREEHOLD**

**A SUPERB AND LARGE FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, THREE BATHROOM, DOUBLE FRONTED DETACHED HOUSE WITH AN INCREDIBLE 235FT SOUTH FACING GARDEN AND SWIMMING POOL LOCATED WITHIN BLACKHEATH'S PRESTIGIOUS CATOR ESTATE.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**



**DESCRIPTION:**

The accommodation is arranged over three floors and briefly comprises; entrance porch and hallway with downstairs WC, a 17'11 x 12'11 front reception room with bay window, 18'6 x 13'8 rear reception room, large kitchen diner, snug, utility room and an integral garage. The first floor provides a large master suite with dressing room area and large ensuite bathroom with separate shower and bath, two large double bedrooms a shower room and a sauna. Finally, via a feature spiral staircase, is a large fourth double bedroom on the top floor with ensuite bathroom and balcony overlooking the garden. Externally the south facing garden extends to approx. 235ft with patio, extensive lawn, flower beds, mature shrubs and large swimming pool. There is off street parking to the front for several cars. The property has excellent potential for further extensions, any interested parties will need to make their own enquiries.

This is a wonderful family home and will be very popular. Your immediate viewing is strongly advised. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

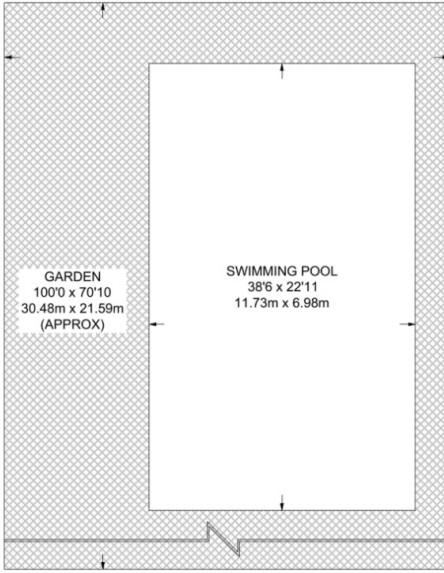
Located on Brookway and part of the prestigious Cator Estate, the house is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to 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. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by. The Ofsted outstanding Brooklands, (0.2 miles) and John Ball Primary Schools, (0.5 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).



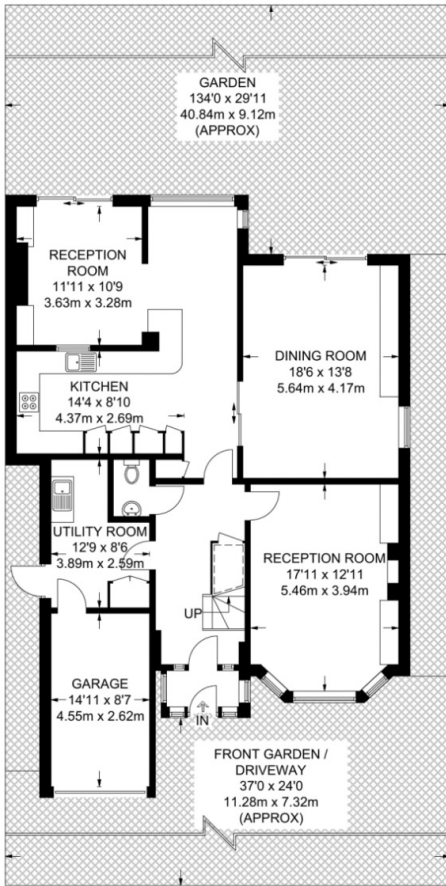




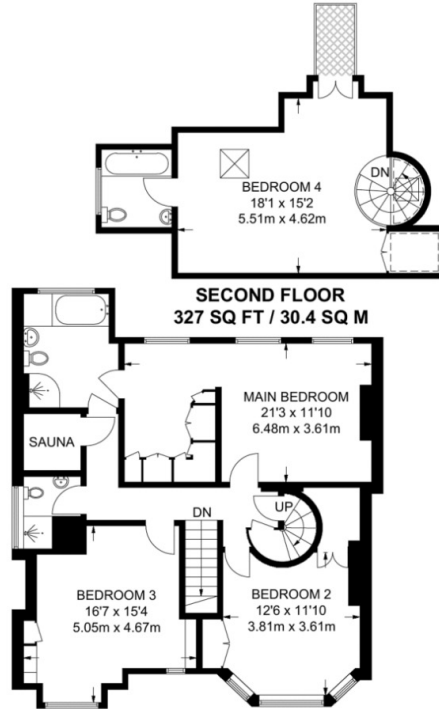
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR**  
1320 SQ FT / 122.6 SQ M (INCLUDING GARAGE)



**FIRST FLOOR**  
889 SQ FT / 82.6 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
**2536 SQ FT / 235.6 SQ M**

This plan has been drawn for illustrative and identification purposes only.

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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	72
(39-54) <b>E</b>	58
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.