



Mycenae Road, Blackheath, London, SE3

Guide Price £1,750,000-£1,850,000 *Freehold*

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An impressive and substantial five double bedroom Victorian semi-detached house, offering approximately 2,128 sq ft of beautifully proportioned accommodation arranged over four floors, a delightful landscaped rear garden and an exceptional position just moments from Westcombe Park Station.

KEY FEATURES

- substantial Victorian semi-detached house
- approximately 2,128 sq ft over four floors
- two elegant interconnecting reception rooms
- stylish kitchen and dining room
- beautifully landscaped rear garden
- moments from Westcombe Park Station



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

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The house is approached through an attractive front garden, with a chequered tiled pathway leading to an elegant entrance. Inside, a broad hallway opens into two impressive reception rooms, linked by folding doors to create a superb through-living space. Both rooms retain a wealth of period character, including fireplaces, ornate coricing, sash windows, built-in cabinetry and attractive wooden flooring.

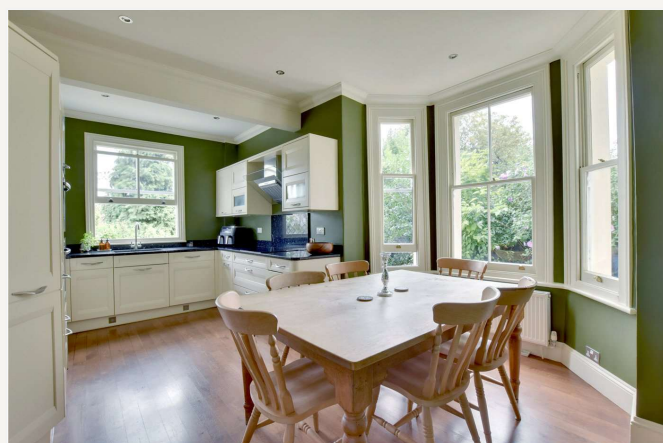
To the rear is a stylish kitchen and dining room, featuring an extensive range of fitted cabinetry, integrated appliances, granite work surfaces and a large side bay window that floods the room with natural light. There is ample space for family dining and entertaining, together with direct access to the garden. The lower-ground floor provides a substantial utility room and excellent storage, with the versatility to also serve as a home office, gym or hobby room.

The first floor offers three generous double bedrooms and two modern bathrooms. One of the bedrooms enjoys access to a charming front balcony, while another provides a particularly spacious principal bedroom option. The top floor contains two further double bedrooms, both featuring attractive fireplaces and useful eaves storage.

Outside, the beautifully established rear garden is a particularly appealing feature, with a lawn, mature trees and an abundance of colourful planting providing year-round interest. Two separate patio areas create excellent spaces for outdoor dining, entertaining and relaxing.

Mycenae Road is one of Westcombe Park's most popular tree-lined roads, ideally positioned just 125 metres from Westcombe Park Station, offering regular services into central London in approximately 15 minutes. Blackheath Standard, the open heath and Royal Greenwich Park are all within easy walking distance, while Blackheath Village and historic Greenwich town centre are also close by.

The area is particularly well served by highly regarded schools, including Sherington, Invicta and Halstow primary schools, together with a number of respected independent schools. With its generous accommodation, wealth of period detail, beautiful garden and exceptional transport connections, this is a superb long-term family home in one of the area's most convenient locations.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: tbc

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal:

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

Last flood date:

Does the property have flood defences: Property does not have flood defences



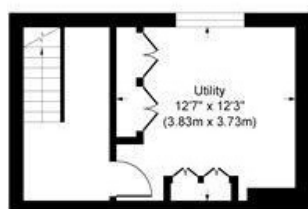
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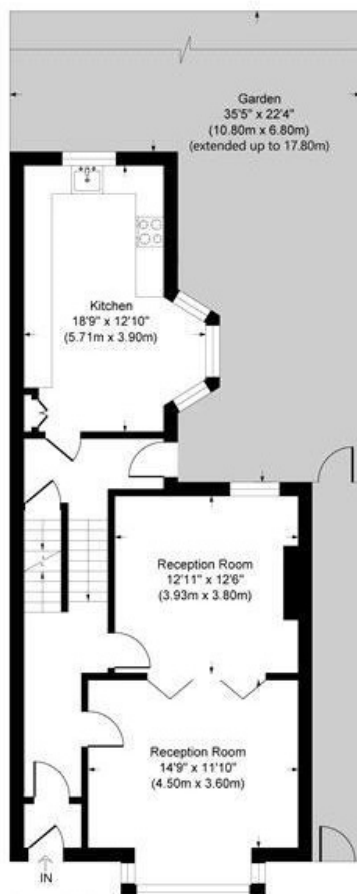
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





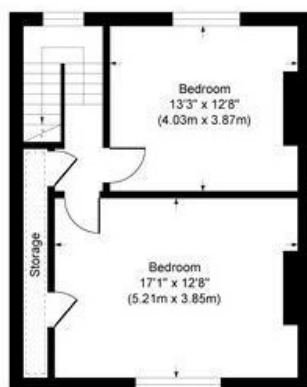
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area
 Lower Ground Floor = 21.7 sq m / 234 sq ft
 Ground Floor = 69.2 sq m / 745 sq ft
 First Floor = 65.6 sq m / 707 sq ft
 Second Floor = 41.0 sq m / 441 sq ft
 Total = 197.6 sq m / 2128 sq ft

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