



The Keep, Blackheath, London, SE3

OIRO £895,000 *Freehold*

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A beautifully extended and comprehensively refurbished three-bedroom, two bathroom, Span house, occupying a delightful position within the sought-after Keep development on the prestigious Cator Estate. Offering approximately 1,024 sq ft of beautifully crafted accommodation, the property combines timeless mid-century architecture with exceptional contemporary design.

KEY FEATURES

- beautifully extended and refurbished Span house
- bespoke handmade kitchen
- landscaped garden with detached garden office/studio
- extensive bespoke fitted storage
- prestigious Cator Estate location
- moments from Blackheath Village and station



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Featuring a stunning bespoke kitchen extension, landscaped garden with garden office, extensive handcrafted joinery and a host of carefully considered improvements throughout, this is undoubtedly one of the finest examples of a Span home we have seen in recent years.

The accommodation has been thoughtfully remodelled with an emphasis on natural light, high-quality materials and clever design. A welcoming reception room to the front enjoys bespoke timber-framed double glazed windows, handcrafted by Greenwich Joinery, together with beautifully crafted fitted bookcases providing excellent storage whilst retaining the clean architectural lines Span homes are renowned for.

To the rear, the property has been extended to create a superb open-plan kitchen and dining room that undoubtedly forms the heart of the home. Flooded with natural light from a large roof light and full-width Crittall-style double glazed windows and doors overlooking the garden, this exceptional space has been fitted with a handmade bespoke kitchen featuring extensive cabinetry, stainless steel worktops, integrated appliances and a large movable island with an oak worktop, creating a wonderful environment for both everyday family life and entertaining.

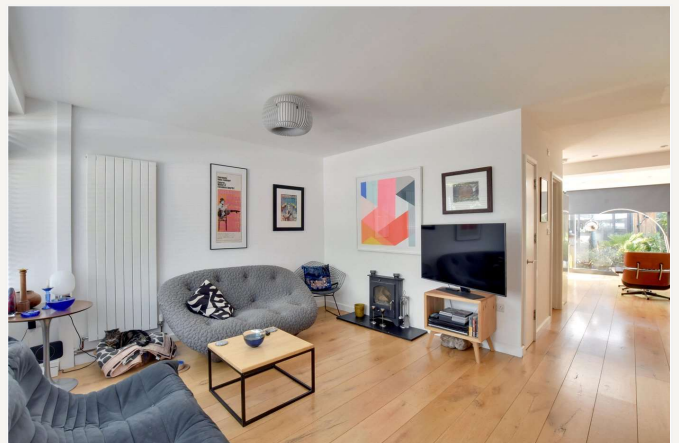
One of the standout design features is the cleverly planned utility room and shower room, discreetly concealed behind a pocket door. Beautifully finished with bespoke cabinetry and contemporary tiling, it provides excellent practicality while maintaining the clean aesthetic of the ground floor.

The first floor offers three well-proportioned bedrooms, all benefitting from thoughtfully designed bespoke fitted storage. The beautifully appointed family bathroom is finished to the same exacting standard as the ground floor shower room and is enhanced by a striking vaulted ceiling, creating a bright and elegant space.

Outside, the rear garden has been transformed into a wonderfully private oasis with mature planting, generous seating areas and an abundance of greenery. At the rear sits an excellent detached garden office/studio, currently arranged as a fully connected workspace, while gated rear access leads directly onto Morden Road Mews.

Further benefits include gas fired central heating, bespoke replacement double glazing throughout, extensive handcrafted storage solutions and access to electric vehicle charging points within The Keep, believed to be the only Span development on the Cator Estate to provide dedicated EV charging facilities.

This is an exceptional home where every detail has been carefully considered, perfectly blending the iconic architecture Span homes are celebrated for with outstanding contemporary craftsmanship. Early viewing is highly recommended.



MATERIAL INFORMATION

Tenure: Freehold

Service Charge: £900 per annum

Council Tax Band: E

EPC rating: tbc

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Yes

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

The Keep is a highly desirable Span development located within the prestigious private Cator Estate. The property is just a few minutes' walk from Blackheath Village with its array of boutique shops, cafés, restaurants, bars, farmers' market and mainline station. The fabulous Royal Greenwich Park is approximately 0.6 miles away, with historic Greenwich beyond offering the Royal Observatory, National Maritime Museum, the beautifully restored Cutty Sark and one of London's finest covered markets.

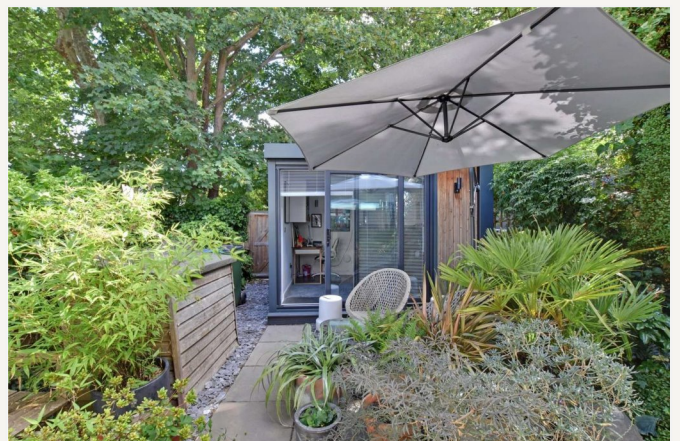
There are excellent transport links with Blackheath Station providing regular services to London Bridge, Charing Cross and Victoria, while the DLR, riverboat, Jubilee line at North Greenwich and Elizabeth Line are all within easy reach, making Canary Wharf, the City and central London readily accessible. The area is also renowned for its outstanding schooling, including Brooklands and John Ball Primary Schools, together with a number of highly regarded independent schools including Blackheath Prep, The Pointer School, Heath House, Blackheath High School, Colfe's and Eltham College.

For more information, scan the QR code or visit the link below



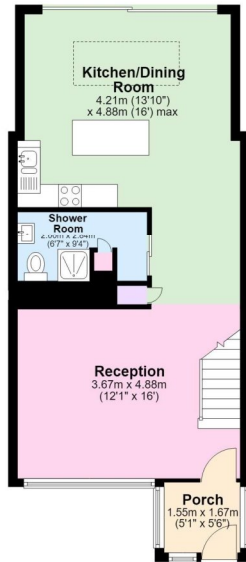
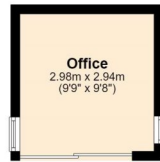
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



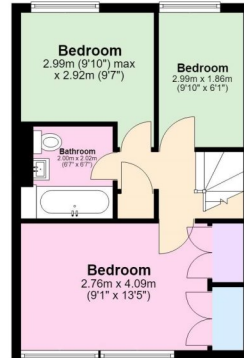
Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

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