



Annesley Road, Blackheath, London, SE3

£1,400,000 *Freehold*

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An elegant four bedroom detached family home positioned within this popular cul-de-sac and set behind gates with a generous driveway providing off-street parking.

The house is beautifully presented throughout, blending a classic, timeless feel with a layout that works brilliantly for family life, while still offering excellent potential to extend further (subject to the usual

KEY FEATURES

- detached family home
- large plot
- gated off street parking
- landscaped garden
- sought after Cul-De-Sac location
- very close to the heath
- potential to extend





consents).

A welcoming entrance hall leads through to a superb front reception room, centred around a feature fireplace and flooded with light from the wide bay window, a wonderfully cosy yet refined space for evenings in. To the rear, the home opens into a substantial kitchen/dining room that becomes the natural hub of the house; it's a warm, sociable room with plenty of space for a large table, and it connects effortlessly out to the garden for summer entertaining. The kitchen itself delivers that sought-after country-house style, with painted cabinetry, open shelving, a statement plate rack, and richly toned tiled splashbacks. A substantial central island provides the perfect prep and gathering point, topped with dark work surfaces and an inset sink, while rooflights above draw in beautiful natural light and enhance the sense of space. Practicality is equally well-considered, with a generous utility room/boot room providing the ideal everyday overflow for laundry, storage and school-run life, along with a ground floor cloakroom.

Upstairs, the first floor offers four well-proportioned bedrooms, including an excellent master bedroom with its own fireplace, plus a family bathroom finished with a freestanding bath and separate shower enclosure, creating a calm, spa-like feel. Throughout the house, there's a lovely attention to detail with feature radiators and a consistently well-kept finish that feels both homely and stylish.

Outside, the landscaped rear garden is a true standout and has been thoughtfully designed by Hortus. Winding gravel pathways lead you through beautifully stocked beds and borders, with mature planting, sculptural focal points and tucked-away seating areas that catch the sun at different times of day. It's a garden that feels established, private and immersive – the kind of space that rewards slow mornings, long lunches and evenings outside, and which changes beautifully with the seasons.



Annesley Road is located just 525 metres from the open heath and the newly rebuilt Kidbrooke Mainline station. The house is only ¾ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. Just 14 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to Canary Wharf (Superloop) and North Greenwich for the Jubilee line as well as access to the DLR, 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 fabulous Royal Greenwich Park is just 0.58 miles with Greenwich town centre beyond. 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. Several highly sought-after Independent Schools are close by 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). There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Cutney Meads, Charlton Park and a great view of all Blackheath Common.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Gas supply: Mains Supply
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

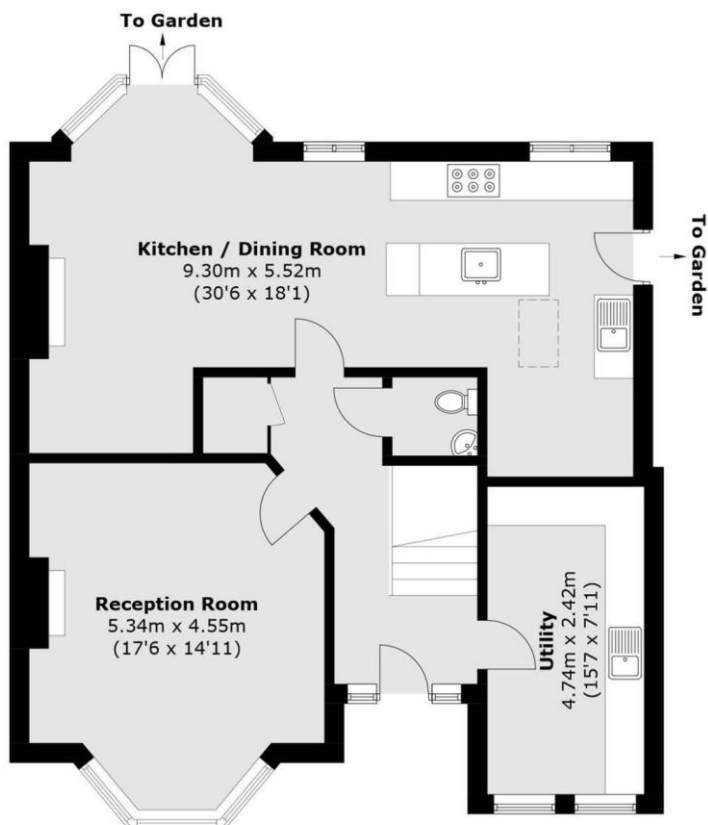
For more information, scan the QR code or visit the link below



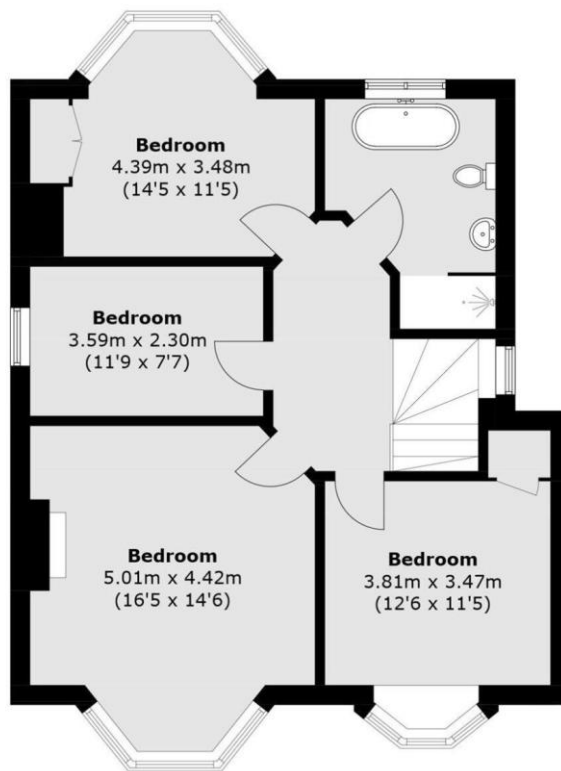
<https://www.winkworth.co.uk/sale/property/BLA250736>

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



First Floor

Total area (approx.): 160.3 sq. m (1,725.5 sq. ft)