

Shooters Hill Road, SE3

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Offers in excess of £1,895,000 *Freehold*

An exceptionally rare and substantial four-storey semi-detached Victorian residence of approximately 3,900 sq.ft/ 362 sq.m, beautifully renovated throughout and offering a highly flexible arrangement comprising a grand main house, a self-contained lower ground floor flat, extensive south-facing garden, off-street parking, rear access from Rosse Mews and an exciting potential development plot, subject to the necessary planning consents.

KEY FEATURES

- substantial four-storey Victorian home
- beautifully renovated with grand period proportions and original features.
- main house plus self-contained lower ground floor flat.
- very large south-facing garden with balcony overlooking it.
- off-street parking and rear access from Rosse Mews.
- potential rear development plot, subject to planning consent.





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The property represents a very unusual opportunity in this location, combining a striking period family home with additional accommodation and potential future development value.

The main house is arranged over the upper three floors and extends to approximately 2,850 sq.ft. It is entered via an impressive reception hall, immediately setting the tone for the rest of the property. This elegant space features a striking tiled floor, tall radiator and a grand staircase rising through the house. To the front is a vast formal reception room, measuring approximately 22' x 15', with a substantial marble fireplace, wide bow window and original shutters. There is also a further large ground-floor reception hall/reception space offering excellent additional living and entertaining space.



To the rear, the house opens into a stunning kitchen (17'7" x 15') beautifully finished with a large island, quartz worktops, generous storage and elegant shutters. Doors lead out towards the garden, with the kitchen opening onto a south-facing balcony overlooking the grounds below. There is also a useful pantry/storage area, a separate utility room, and a downstairs WC. The first floor continues the sense of scale and character, with a beautiful feature bathroom fitted with a freestanding roll-top bath with claw feet, large double shower and Burlington fittings. There are three double bedrooms on this level, including a huge rear bedroom measuring 17'10" x 15', and an impressive front bedroom measuring 17'9" x 15'0", with fireplace and built-in cupboards. A further double bedroom is also positioned to the front.

A bright and attractive staircase, enhanced by a large side window, leads to the second floor, where there are three further double bedrooms. These include a huge rear bedroom (17'9" x 15'5"), with feature fireplace, large sash window and lovely views over the south-facing garden. There is another particularly large double bedroom (17'10" x 14'11"), of similar proportions to the principal bedrooms below, along with a further double bedroom. This floor also has a very large modern shower room and excellent storage.



The lower ground floor is arranged as a self-contained flat with its own entrance and extends to approximately 1,048 sq.ft. 97.4 sq.m, making it ideal for guests, extended family, an au pair, rental income or multi-generational living. It has attractive stone flooring, a stylish modern bathroom with a Japanese-style half bathtub and overhead shower, plus a utility cupboard housing the boiler and washing machine. To the front is an attractive modern kitchen with quartz worktops. The reception room is a good-sized space, (22'5" x 14'4"), with front-facing windows, original shutters and original built-in storage cupboards. There are two bedrooms, including a large 12'1" x 14'4" principal bedroom, and a further 10'10" x 10'10" double bedroom. The flat also benefits from a large cellar/storage room.

Externally, the property enjoys a very large south-facing rear garden, providing a wonderful sense of openness and space. To the front, there is off-street parking for two cars. To the rear, there is additional garden land, parking and access from Rosse Mews.

MATERIAL INFORMATION

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

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
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

We understand the vendor has already received strong interest and offers in relation to the rear plot, further underlining the potential appeal of this part of the property. We believe there may be potential for future development, subject to the necessary planning consents, particularly given the depth of the garden, rear access and the recent construction of new mews houses nearby in Rosse Mews.

Based on comparable local values and subject to design, planning, specification and final accommodation, we believe a realistic gross development value for a completed mews-style dwelling on the plot could be in the region of £1,000,000–£1,200,000. On that basis, and allowing for the usual development costs, risk and profit margin, this may suggest an indicative plot value in the region of £330,000–£400,000.

These figures are provided as a guide only and do not constitute a formal valuation, planning appraisal or development appraisal. The vendor and agent make no warranty as to planning potential, achievable GDV, build costs, resale value or site value, and all interested parties should make their own enquiries with the local authority and their own professional advisers before relying on any figures.

Overall, this is a rare opportunity to acquire a substantial and beautifully renovated period home with exceptional flexibility, additional accommodation, parking, garaging, rear access and potential future development value.

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

https://www.winkworth.co.uk/sale/property/BLA250574

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.











Total area: approx. 362.3 sq. metres (3899.5 sq. feet)

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