



Humber Road, Blackheath, London, SE3

OIRO £1,750,000 *Freehold*

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A superb and rarely available double-fronted period home, offering generous and beautifully presented accommodation, a large south-facing garden and a highly desirable position moments from Greenwich Park, Blackheath and Westcombe Park Station.

KEY FEATURES

- rarely available double-fronted period home
- four double bedrooms and two bathrooms
- approximately 2,000 sq.ft / 185 sq.m
- two elegant reception rooms plus 25ft family room
- large south-facing mature garden with terrace
- opposite Greenwich Pleasance and close to Greenwich Park



Blackheath

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Set back behind an attractive front garden, this impressive end-of-terrace house has a wonderful sense of scale and character throughout. The house retains many period features, including high ceilings, sash windows, ornate cornicing, ceiling roses, feature fireplaces, wood flooring and plantation shutters, all combining with tasteful modern finishes to create a warm and elegant family home.

The accommodation is arranged over two floors extends to just under 2,000 sq.ft / 185.9 sq.m. The ground floor is particularly impressive, with a welcoming entrance porch and hallway, a useful downstairs WC and two beautifully proportioned front reception rooms which have been opened up to create a wonderful entertaining space. To the side is a further substantial family room measuring over 25ft in length, originally arranged as two separate rooms, now providing superb flexibility as a playroom, informal sitting room or work-from-home space.

To the rear, the kitchen/dining room is a real highlight. Measuring approximately 17ft by 17ft, it is fitted with stone composite worktops, integrated appliances, a range-style oven and tiled flooring with underfloor heating. The room opens directly onto a large terrace, creating an excellent connection with the garden and a lovely space for summer entertaining.

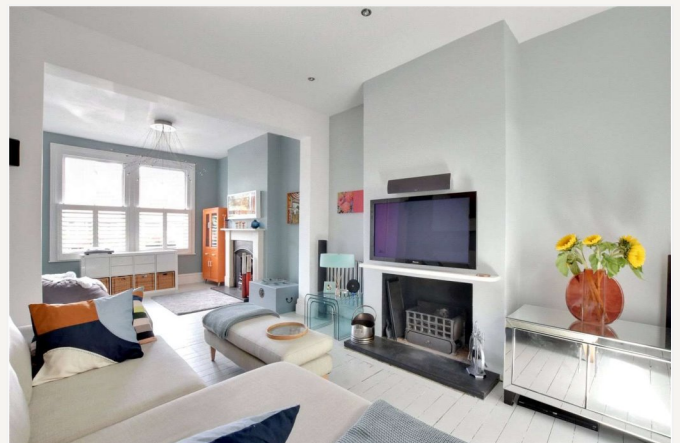
Upstairs, there are four well-proportioned double bedrooms, including a generous principal bedroom with built-in wardrobes and a modern en suite shower room. There is also a stylish family bathroom with limestone tiled surround, together with useful loft storage.

The rear garden is a particularly special feature. South facing, mature and arranged over different levels, it offers a large terrace immediately off the kitchen, an excellent lawned area and a wonderful elevated outlook to the rear.

Humber Road is a popular road within the Westcombe Park area of Blackheath, superbly positioned opposite Greenwich Pleasance and within approximately 725 metres of both the Heath and Greenwich Park. Historic Greenwich town centre is around 0.7 miles away, offering the Royal Observatory, National Maritime Museum, Old Royal Naval College, Cutty Sark and Greenwich Market.

There are excellent local amenities nearby, including shops, cafés, bakeries, supermarkets and Greenwich Square Library and Leisure Centre along Woolwich Road. Blackheath Village is approximately one mile away, while Blackheath Standard is around 700 metres away and provides excellent daily conveniences, including M&S Food Hall.

Transport links are excellent, with Westcombe Park Station just around 315 metres away, providing regular services into central London. The DLR, riverboat, foot tunnel, cable car and Jubilee Line at North Greenwich are also within easy reach. There are also several highly regarded schools nearby, including Halstow, Invicta and Sherington primary schools, along with a number of well-regarded independent schools.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: D
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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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.





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