



Lee Park, Blackheath, London, SE3

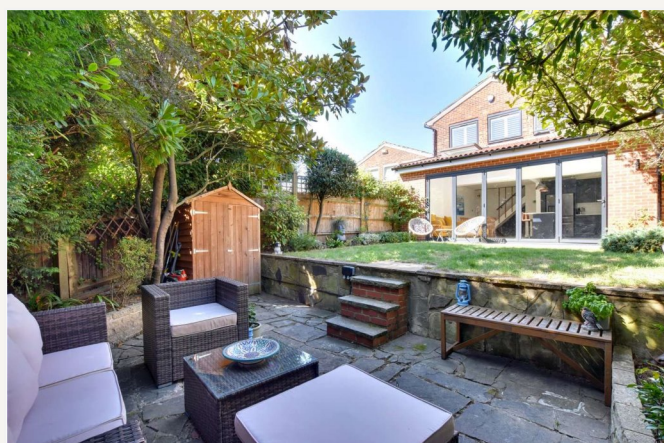
Guide Price £1,000,000-£1,100,000 *Freehold*

3  2  1 

A beautifully presented and substantially extended three-bedroom linked-detached family home, offering approximately 1,219 sq ft of bright and thoughtfully arranged accommodation on one of Blackheath's most attractive tree-lined roads, just moments from the Village and station.

KEY FEATURES

- extended linked-detached home
- approximately 1,219 sq ft of accommodation
- impressive 25 ft open-plan kitchen/living space
- off-street parking for two cars
- beautiful tree-lined road
- moments from Blackheath Village and station



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The ground floor opens into a welcoming entrance hall, with a stylish front reception room featuring full width widow and plantation shutters. To the rear is the standout feature of the house: an impressive 25 ft open-plan kitchen, dining and reception room. The contemporary fitted kitchen includes extensive cabinetry, generous stone work surfaces and a central island, while rooflights and wide bi-folding doors flood the space with natural light and create a wonderful connection with the garden. There is ample room for dining and relaxing, making this an exceptional space for everyday family life and entertaining. A useful ground-floor cloakroom completes this level.

Upstairs are three well-proportioned bedrooms. The generous principal bedroom enjoys a wide window with a Juliette balcony and a pleasant leafy outlook, while the second bedroom benefits from extensive fitted wardrobes. The third bedroom is currently arranged as a home office and but would work equally well as a child's bedroom or nursery. The contemporary family bathroom is fitted with both a full-sized bath and separate double walk-in shower.

Outside, the attractive rear garden provides a lovely extension of the living space, with a lawn, established planting and a secluded paved seating area ideal for outdoor dining and entertaining. To the front, the house further benefits from a car port, off-street parking for two cars and side access.

Lee Park is a particularly desirable tree-lined road, ideally positioned just 0.2 miles from Blackheath Village, with its excellent selection of independent shops, cafés, restaurants, bars, farmers' market and mainline station. The open heath and magnificent Royal Greenwich Park are also within easy reach, together with historic Greenwich town centre and its many attractions.

Transport connections are excellent, with regular services from Blackheath Station to London Bridge, Charing Cross and Victoria, while Lewisham station and DLR are approximately 0.75 miles away. The area is also exceptionally well served by highly regarded schools, making this an outstanding family home in a superb location.



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: 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

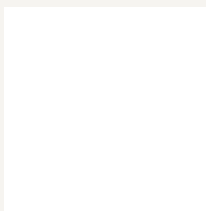
Last flood date:

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

Is object modified: False



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



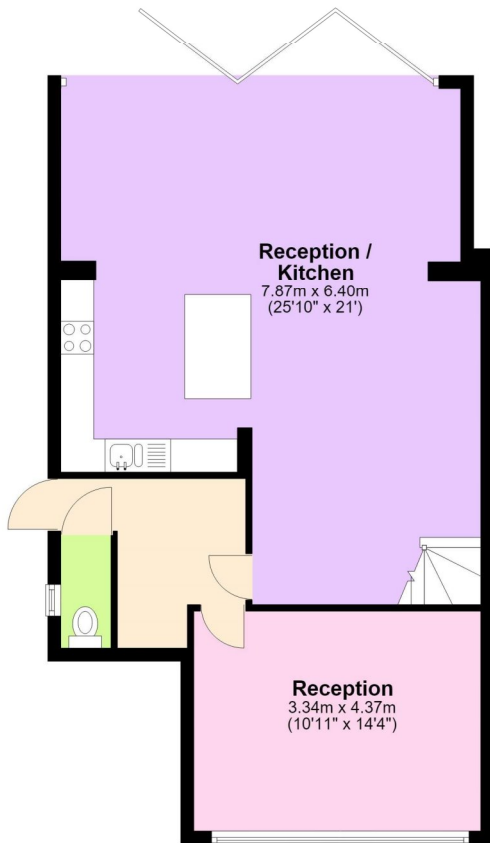
<https://www.winkworth.co.uk/sale/property/BLA260288>

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.



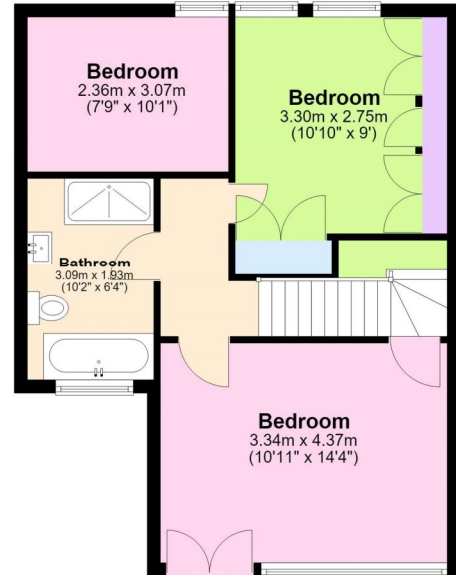
Ground Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.