



COLERAINE ROAD, BLACKHEATH, LONDON, SE3 7NZ
GUIDE PRICE £2,000,000-£2,200,000 FREEHOLD

A SUBSTANTIAL AND BEAUTIFULLY PRESENTED FIVE DOUBLE BEDROOM, THREE BATHROOM VICTORIAN SEMI-DETACHED HOUSE MEASURING OVER 3,200 SQ.FT, WITH A 120FT GARDEN AND EXTENSIVE OFF-STREET PARKING, SET ON ONE OF THE AREA'S MOST DESIRABLE ROADS NEAR WESTCOMBE PARK STATION AND GREENWICH PARK.

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DESCRIPTION:

This exceptional home is offered in very good decorative order, blending elegant period features with modern finishes throughout. Highlights include very high ceilings, bay windows, stained glass, original fireplaces, wood flooring, and double glazed sash windows.

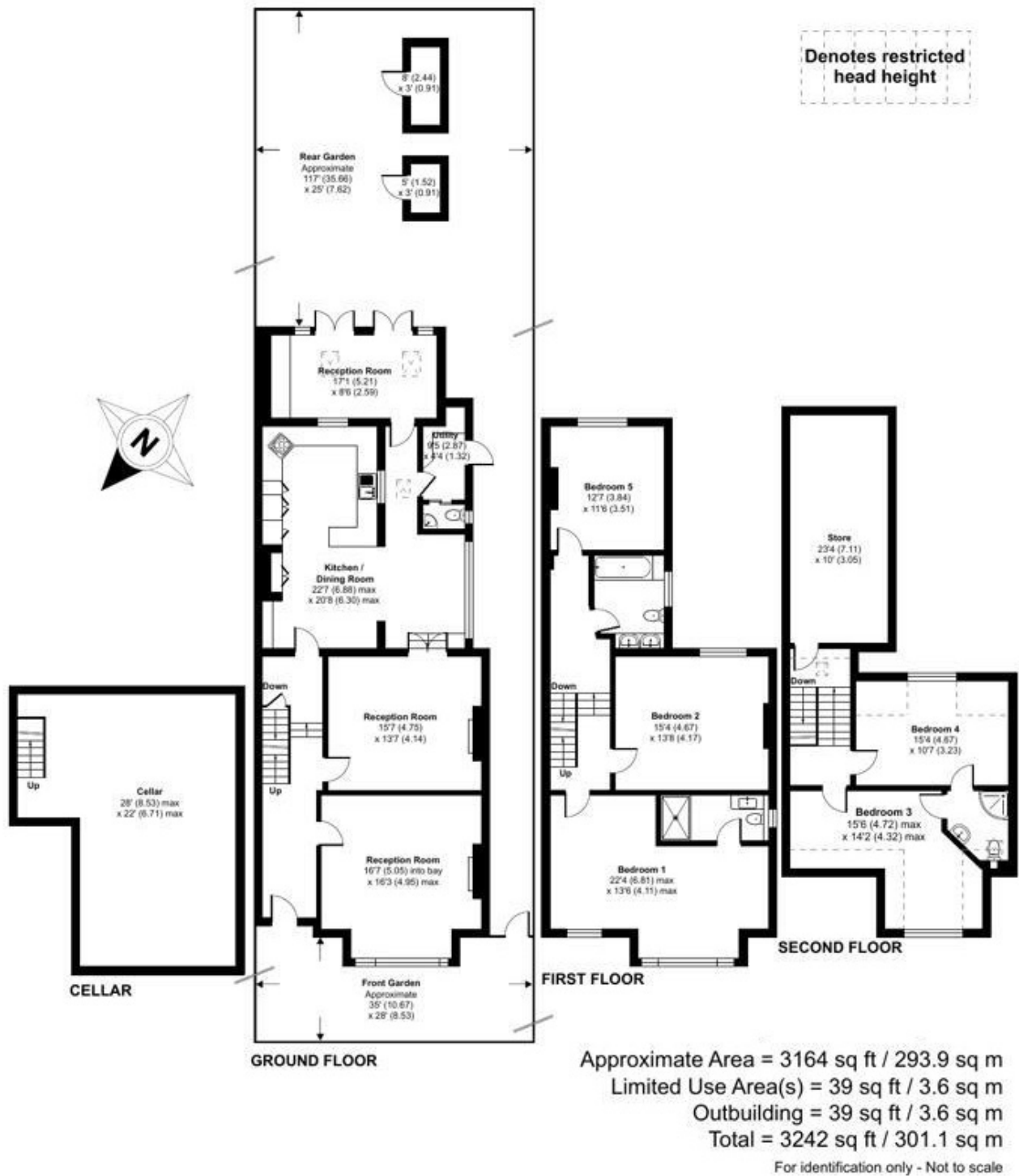
Arranged over four floors, the accommodation comprises a grand entrance hall with original tiled flooring and stained glass, two elegant and spacious reception rooms, and a superb open-plan kitchen/dining room with integrated appliances and generous entertaining space. There is also a utility room with WC, a garden room, and access to a large cellar. The first floor features a magnificent bay-fronted principal bedroom with en suite shower room, two further generous double bedrooms, and a luxurious family bathroom with 'his and hers' wash basins. The top floor offers two additional double bedrooms with a shared Jack & Jill ensuite shower room and excellent storage space. To the rear is a superb and mature 120ft garden with side access and the front drive provides off-street parking for three/four cars with EV charging point.

This is a truly impressive home and early viewing is essential. Video tours can be seen at winkworth.co.uk.

Coleraine Road is a popular road within the Westcombe Park area in Blackheath. The property is within 600 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.9 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the west you will find the historic Greenwich town centre. Finally, 0.45 miles to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 450 metres away, (regular trains into Central London in 15 minutes with mainline rail and Thameslink, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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