



HARDY ROAD, BLACKHEATH, LONDON, SE3 7NN
£2,500,000 FREEHOLD

A SUBSTANTIAL AND IMPRESSIVE SIX BEDROOM, THREE BATHROOM, THREE STOREY DETACHED EDWARDIAN HOUSE IN THIS PRESTIGIOUS LOCATION CLOSE TO WESTCOMBE PARK STATION AND GREENWICH PARK AND OVERLOOKING A COMMUNAL GREEN.

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DESCRIPTION:

This wonderful home spans in excess of 3,100 sq.ft and is in excellent decorative order with features including; very high ceilings, feature fireplaces, cornicing, wood flooring, double glazed windows, plantation shutters, lighting system, partial under floor heating and gas fired central heating.

Arranged over three floors, plus a cellar, the accommodation comprises; entrance porch leading to a large entrance hall and a superb 19'8 x 13'10 living room with bay window to the front and bespoke alcove storage. To the rear is a fantastic and huge kitchen/diner/family room with a luxury fitted kitchen with stone worktops and integrated appliances and a feature lantern style skylight. There is a downstairs WC, storage cupboards, large storage area to the side (which also gives access to the garden) and a cellar which is used as a utility room and storage. The first floor, with a large landing, provides three large double bedrooms, including a large master suite with built in wardrobes and a gorgeous modern ensuite shower room with his and hers wash basins, a family bathroom and separate WC. Finally, the top floor offers three further bedrooms (two of which large doubles) and shower room. The house overlooks a beautiful green with views from the living room and two front bedrooms. The rear garden extends to 64ft with patio, terrace, extensive lawn, flower beds, mature shrubs and shed.

This is a wonderful and vast family home and viewing is a must. Video tour can be seen at Winkworth.co.uk

Hardy Road is a sought after road within the Westcombe Park area in Blackheath. The property is within 630 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.92 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. 0.68 miles to the west you will find the historic Greenwich town centre. Finally, 530 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 375 metres away, (regular trains into Central London in 15 minutes, 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.

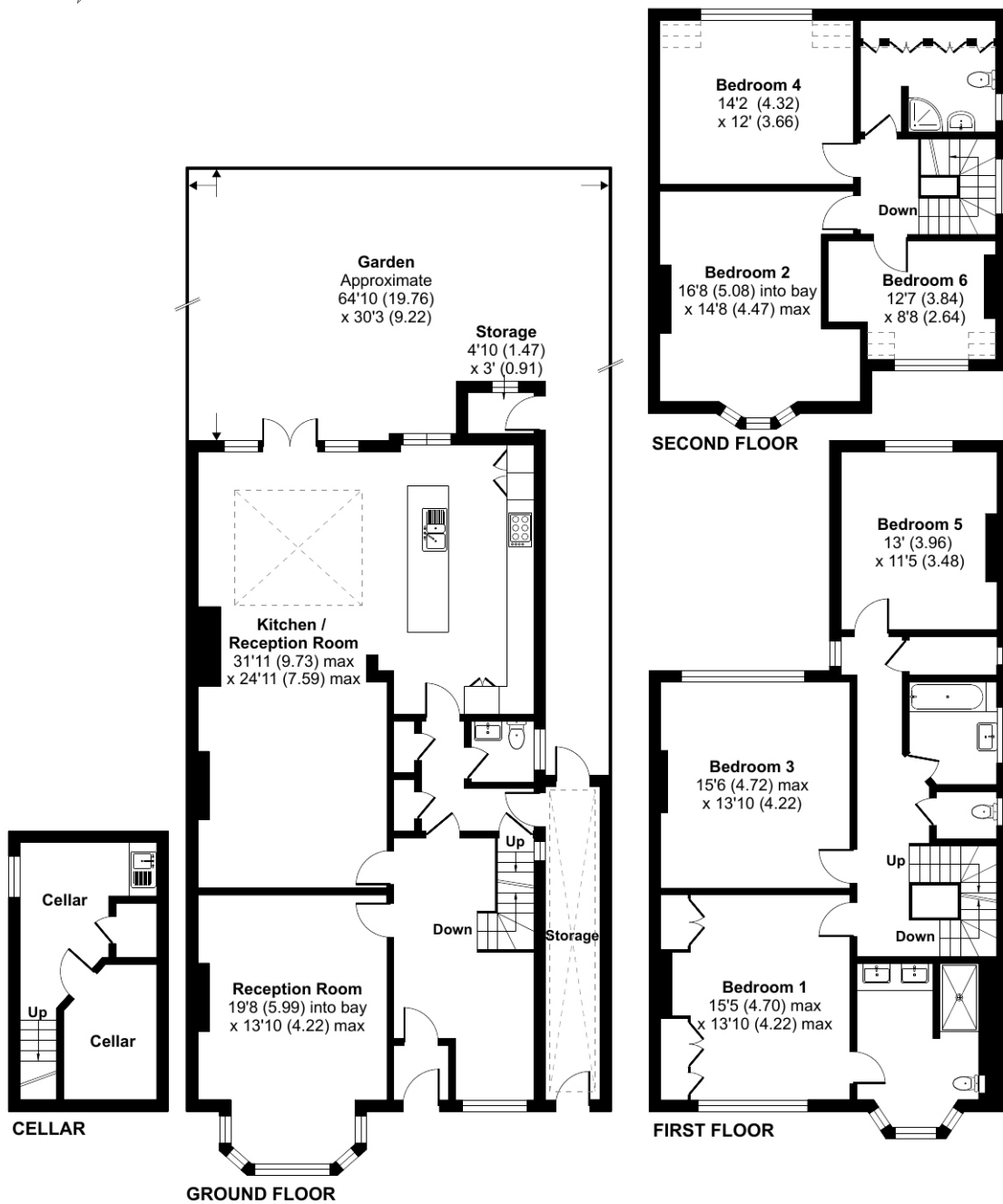






Approximate Area = 2970 sq ft / 276 sq m
 Limited Use Area(s) = 42 sq ft / 4 sq m
 Outbuildings = 106 sq ft / 10 sq m
 Total = 3118 sq ft / 290 sq m

For identification only - Not to scale



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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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