



BLACKHEATH PARK, BLACKHEATH, LONDON, SE3 9RW
£1,750,000 FREEHOLD

A VERY RARE AND HIGHLY SOUGHT AFTER FOUR BEDROOM, FOUR STOREY, GRADE II LISTED GEORGIAN END OF TERRACE HOME WITH AN OUTSTANDING 97FT GARDEN SET IN AN ENVIABLE POSITION ON ONE OF BLACKHEATH'S MOST PRESTIGIOUS ROADS.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth



DESCRIPTION:

Arranged over four floors, the accommodation comprises; entrance hall with two reception rooms and a cloakroom on the raised ground floor with a large dining room and luxury modern kitchen downstairs. There is a large 19'0 x 12'0 master bedroom with built in wardrobes and ensuite shower room and a fourth bedroom on the first floor. Finally, there is a bathroom on the half landing up to the top floor and two further double bedroom, both with built in storage. The property has been refurbished in recent years and is in very good decorative order. Features include; high ceilings, period features and fireplaces, cornicing, sash windows and gas fired central heating.

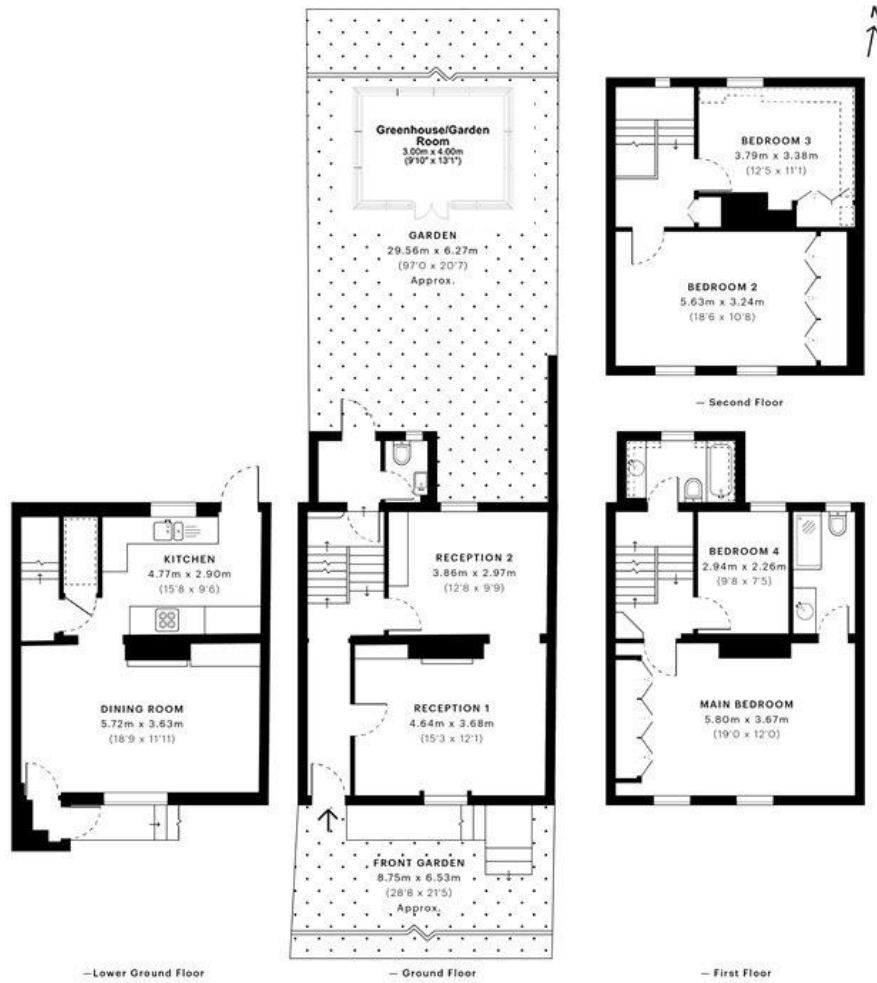
Externally the pretty front garden is wider than usual with bin and bike storage and the fantastic, landscaped rear garden extends to just under 100ft with terrace, extensive lawn, flower and vegetable beds, shed and a superb garden room/greenhouse.

This is wonderful home and immediate viewing is a must.

Blackheath Park is the flagship road of the private Cator Estate and the property is located just 0.1 miles from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. The fabulous Royal Greenwich Park is just 0.65 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. As well as good local primary and secondary state schools, there are several highly sought-after independent schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.







GROSS INTERNAL AREA (GIA) The footprint of the property 165.33 sqm / 1779.60 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes vestibules, measured head height 149.18 sqm / 1605.76 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD-HEIGHT Limited use area under 1.8m 4.24 sqm / 45.64 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

IPMS 3B RESIDENTIAL: 161.55 sqm / 1738.91 sqft
IPMS 3C RESIDENTIAL: 149.98 sqm / 1614.37 sqft

spec id: 6218ec12ascad0d8a0f989f

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.

