



**ELIOT VALE, BLACKHEATH, LONDON, SE3 0UU**  
**GUIDE PRICE £1,250,000-£1,350,000 SHARE OF FREEHOLD**

**ON THIS PRESTIGIOUS AND HIGHLY SOUGHT AFTER ROAD NESTLED ON THE EDGE OF THE HEATH, IS THIS OUTSTANDING TWO/THREE DOUBLE BEDROOM, THREE BATHROOM, SPLIT LEVEL VICTORIAN HOME SPANNING IN EXCESS OF 1,600 SQ.FT/150 SQ.M WITH OFF STREET PARKING AND A PRIVATE GARDEN.**

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**DESCRIPTION:**

Arranged over four floors, the accommodation comprises; an entrance on the raised ground floor with steps to a half landing to the first floor with a shower room and separate WC. There is a huge and elegant 19'6 x 13'11 reception room with fireplace and three sash windows to the front and a stunning 13'11 x 13'0 kitchen diner with luxury fitted kitchen, island, integrated appliances, and large pantry cupboard. There is a large study (16'9 x 8'4) with plenty of built in storage and which could also serve as the third double bedroom. The top floor provides a large master suite with dressing area and a gorgeous luxury ensuite bathroom, a second large double bedroom with ensuite shower room and ample eaves storage. On the lower ground floor there is a utility room, a large storage area and direct access to a low maintenance landscaped private section of garden. Finally, there is off street parking to the front. The current vendors have done an incredible job refurbishing to a very high standard and the property is in excellent decorative order throughout.

This is an impressive home that just has to be seen. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

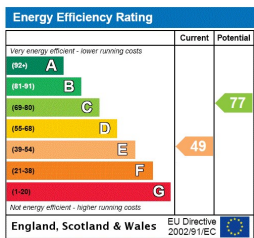
Eliot Vale is one of the most sought after and exclusive addresses in the area and is located just a few minutes walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just a few minutes in the other direction 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. There are several highly sought-after Independent Schools close by 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, 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 professionals and commuters. The O2 is also close by.







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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