



LANGTON WAY, BLACKHEATH, LONDON, SE3 7JU  
GUIDE PRICE £2,000,000-£2,200,000 FREEHOLD

A STUNNING, STYLISH AND UNIQUE, FOUR/FIVE BEDROOM, FOUR BATHROOM, DETACHED MODERN HOUSE SPANNING 2,930 SQ.FT LOCATED ON THIS HIGHLY SOUGHT AFTER PRIVATE ROAD JUST OFF THE HEATH.

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**DESCRIPTION:**

This impressive carbon neutral smart home has been finished to a very high standard and designed to be the ultimate modern home. Features include; rainwater harvester, large solar panels, HVAC air circulation system, wood and tiled flooring, full CCTV monitoring, triple glazed smart glass windows and a rare EPC A rating.

Arranged over two floors, the accommodation comprises; entrance porch and hallway, a large 25'7 reception room with floor to ceiling glazed doors to the garden and sliding pocket doors to a dining room. From here there are sliding doors to a large kitchen with integrated appliances, island and breakfast bar with a utility room and separate access to the front. There is also a good size playroom , cloakroom with WC and an integral garage. Upstairs via a glass balustrade staircase and skylit landing, is a fantastic 21'5 x 17'2 master suite with dressing room and ensuite shower room, a second large double with ensuite shower room, two further double bedrooms, two bathrooms, and a study which would also serve as a fifth single bed/cot room. There is a landscaped south facing rear garden, pretty flower beds to the front as well as off street parking for two cars.

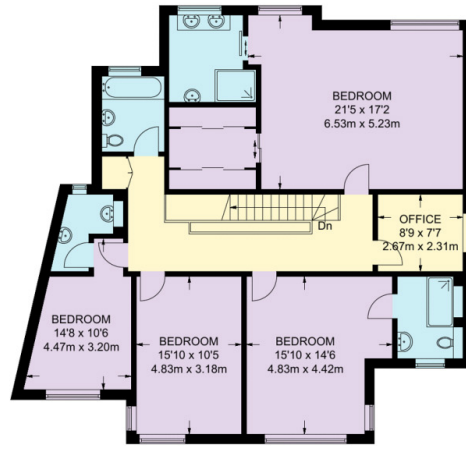
This is a wonderful and contemporary modern home and your immediate viewing is essential. There is no chain. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Langton Way is a sought after private road and is very convenient for transport links with buses stopping for Blackheath Station, 0.6 miles, Greenwich and North Greenwich, 1.8 miles. Blackheath Common, (0.1 miles), and Greenwich Park, (0.4 miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.6 miles and the daily conveniences of Blackheath Standard are within 200 yards. The property is close by to several sought after schools including Halstow, Invicta, Blackheath High and Pointers.

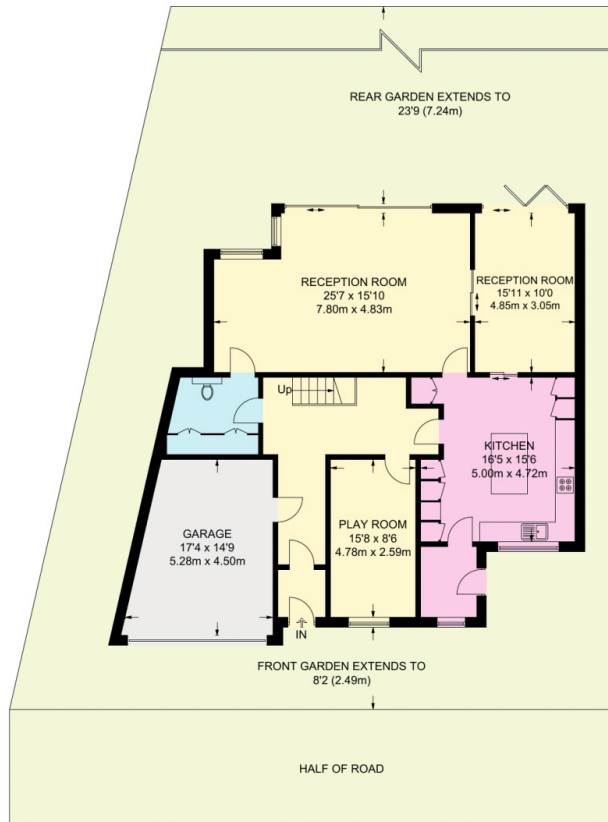








FIRST FLOOR



GROUND FLOOR

**APPROXIMATE FLOOR AREA = 2930 SQ FT / 272.1 SQ M (INCLUDING GARAGE)**

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

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