



Brooklands Park, Blackheath, London, SE3

Guide Price £1,500,000 *Share of Freehold*



Commanding rooms, soaring ceilings and heritage detail define this exceptional split-level four bedroom, two bathroom, two reception room residence, within the Grade II-listed Brooklands House on Blackheath's coveted Cator Estate.

KEY FEATURES

- Vast split level period home
- Four/five bedrooms
- Magnificent reception room
- Direct access to garden and private entrance
- In excess of 2,000 sq.ft
- Prestigious location



Blackheath

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Built for himself in 1827 by George Smith FIBA, designer of nearby St Michael's church, Blackheath and Greenwich Railway Stations as well as the original station at London Bridge, Brooklands House was once the centrepiece of a private estate of more than eighteen acres and arguably the most impressive of the four small estates created on the Cator Estate. Today, a beautifully preserved portion of that grandeur remains in this remarkable home, where majestic proportions, exquisite plasterwork and tall sash windows frame tranquil garden views.

Approached via a private porched entrance, the ground floor opens to a large hall leading to a superb 20'6 x 18'5 reception overlooking greenery, which flows into the breakfast room and on to the spacious kitchen with generous worktops of granite and cherry wood, and many maple covered cupboards, that serves the entertaining spaces with ease, complemented by a utility room, useful storage and shower room with WC.



On the upper level are four bedrooms and a family bathroom. The showpiece, which was probably used as a ballroom or billiard room to the main house, is a magnificent principal reception room, rich with period detail, with the elegant original tiled fireplace with overmantel and the original wooden floor boards and panelled walls that rise to an extraordinary vaulted/coffered ceiling with ornate cornicing, illuminated by daylight flooding in through large casement windows. It has recently been used as a fifth master bedroom.

Outside there is direct access to a kitchen garden, ample shed and an intimate sheltered patio for outside dining. This leads to a beautifully tended communal lawned garden framed by established trees, and a small woodland, offering a rare sense of seclusion and quiet peace, so close to village life.

A home of genuine architectural pedigree, it blends historic substance with everyday comfort, and offers an increasingly scarce opportunity to live within Blackheath's early-19th-century story.



MATERIAL INFORMATION

Tenure: Share of Freehold
Service Charge: £4633 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: F
EPC rating: D
Is the property listed: Grade II

Utilities:
Electricity supply: MS
Sewerage supply: MS
Water supply: MS

Brooklands Park is part of the prestigious Cator Estate, is just 1/4 mile (10 mins walk) from picturesque Blackheath Village with its array of boutique shops, farmers market, fine restaurants, wine bars and railway station.

The fabulous Royal Greenwich Park is just 1.05 miles over the Heath with the Royal Observatory, and below is Greenwich town centre , which also maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Queens house by Inigo Jones, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

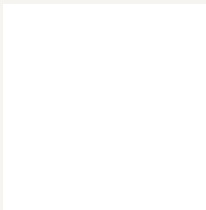
There are fantastic transport links from Blackheath Station to London Bridge, Charing Cross, Canon Street and Victoria all within 20 mins ride and 3 minutes connection to the DLR at Lewisham. Regular far reaching bus routes are also available , and along the Thames, there are Uberboat services, a foot tunnel and cable car making Canary Wharf, the City and central London just minutes away. Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close served by North Greenwich underground station connecting to the Jubilee and Elizabeth tube lines

The area also benefits from many good schools with the Ofsted outstanding Brooklands Primary (0.1 miles) and John Ball Primary Schools, (0.49 miles) both very close by, as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Senior School, Colfe's (1.1 miles) and Eltham College (2.2miles).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



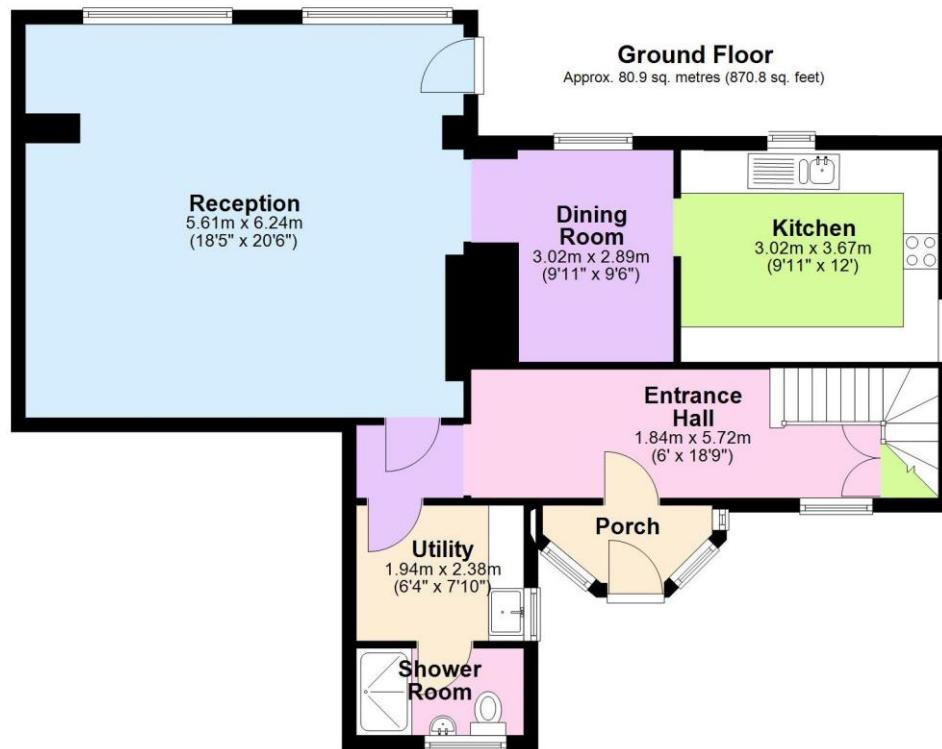
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Total area: approx. 188.1 sq. metres (2024.5 sq. feet)