



## Ingleside Grove, Blackheath, London, SE3

OIEO £2,000,000 *Freehold*

Tucked away in a wonderfully discreet position overlooking a pretty garden square, this substantial five/six bedroom semi-detached period home extending to approximately 2,955 sq.ft presents a genuinely rare opportunity in Westcombe Park.

One of just four houses on Ingleside Grove, and one of only two that remain as an entire, unconverted house, the property offers the sort of scale, setting and scope that very seldom comes to market, with the added rarity of a large south-facing garden and a garage to the side.



### KEY FEATURES

- overlooking a charming garden square
- approx. 2,955 sq ft arranged over three floors plus a cellar
- classic period proportions with high ceilings, wide staircases and bay windows
- large south-facing rear garden with excellent scope to enhance/extend (STPP)
- side garage and workshop offering valuable storage/parking and future potential (STPP)



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Arranged over three main floors (plus a cellar) the house retains the classic proportions you hope for from a property of this era: generous ceiling heights, broad rooms, wide staircases and bay windows that draw in natural light. While the interior now requires updating, it's easy to see just how impressive the finished result could be, a proper, long-term family home where period character can be celebrated and enhanced with thoughtful, contemporary improvements.

The ground floor provides a superb footprint for everyday living and entertaining, with multiple interconnecting reception spaces and a separate study/office, all offering excellent flexibility for modern family life. To the rear, the kitchen and ancillary space open the home out towards the garden and set the scene for a future kitchen/family room arrangement, should a buyer wish to rework the layout (subject to the usual consents). A cellar level adds further practicality for storage, hobbies or a wine store.

The first floor is arranged around a generous central landing and offers three well-proportioned bedrooms, all enjoying excellent natural light and that wonderful sense of space typical of the period. The principal front rooms are particularly appealing, taking in elevated views across the green. The rear double bedroom has a ensuite bathroom and there is a second shower off the landing.

Finally, the top floor provides two further double bedrooms beneath the eaves, along with a separate study and a shower room, creating an ideal set-up for older children, guests or a quiet work-from-home level. The front rooms again benefit from those lovely views over the green.

Outside, the south-facing garden is a standout feature, broad, established and full of potential, with the kind of orientation that transforms how the house feels throughout the year. To the side, the garage (with adjoining workshop) is a real asset in this location, offering secure parking/storage today and exciting possibilities for a studio, gym or additional accommodation in the future, again subject to the relevant permissions.

This is a wonderful home with so much potential and viewing is a must. The property is sold chain free.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** G

**EPC rating:** E

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains

**Sewerage supply:** Mains

**Water supply:** Mains

### Rights & Easements:

**Does the property have any easements:** Property does not have easements

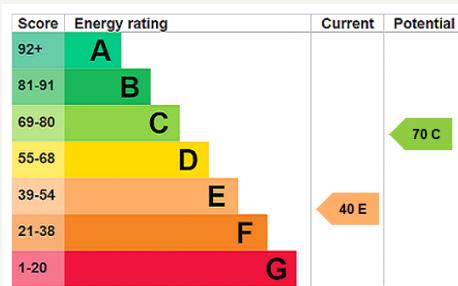
**Does the property have restrictions:** Property does not have restrictions

### Flooding:

**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

Ingleside Grove 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.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260001>

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.





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