



Mycenae Road, Blackheath, London, SE3

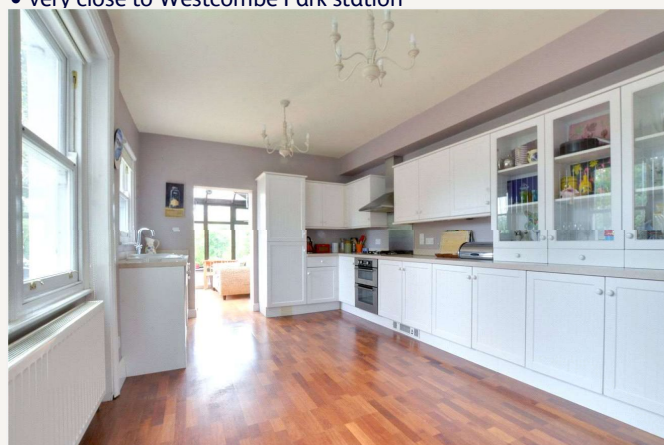
£1,595,000 *Freehold*



An impressive and rarely available four double bedroom, two reception room, four storey semi-detached period home in this sought after location close to Westcombe Park train station and Greenwich Park and sold chain free.

KEY FEATURES

- semi-detached house
- two large reception rooms
- period features
- 2,000 sq.ft (186 sq.m)
- basement
- conservatory
- chain free
- very close to Westcombe Park station



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0208 8520999 | blackheath@winkworth.co.uk

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The property extends to around 2,000 sq.ft (186 sq.m), offering generous, light-filled rooms with high ceilings, sash windows and attractive period fireplaces.

On the ground floor a lovely tiled entrance hall leads through to a very large bay-fronted lounge and equally large second reception room. Both rooms enjoy elegant ceiling cornicing and feature fireplaces, and are semi-open to one another to create a superb, flexible entertaining space. To the rear is a large kitchen/dining room fitted with an extensive range of cabinets, plenty of worktop space and room for a family table, with a guest cloakroom off the hall. Glazed doors open into a bright conservatory which in turn leads directly out to the rear garden. There is also a very useful basement room, ideal for storage, a hobby room or further play space. The first floor provides an impressive principal bedroom with en suite shower room, together with two further good-sized double bedrooms and a family bathroom. On the top floor there is an additional double bedroom with eaves storage, making an ideal teenager's room, guest bedroom or home office. Outside, the house is approached via a small front garden and to the rear is an enclosed family garden with patio and lawn and side access, well suited to summer dining and children's play.



Offered to the market chain free, this is a substantial period home with excellent proportions and plenty of scope to style and update to suit individual taste.

Mycenae Road is a popular road within the Westcombe Park area in Blackheath. The property is within 900 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1.15 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. 0.85 miles to the west you will find the historic Greenwich town centre. Finally, 0.4 miles to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 125 metres away, (regular trains into Central London in 15 minutes with mainline rail and Thameslink, 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. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band:
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
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
Last flood date:
Does the property have flood defences: Property does not have flood defences



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		81
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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



<https://www.winkworth.co.uk/sale/property/BLA250091>

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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