



Brandram Road, London, SE13

Guide price of £400,000 - £450,000 *Leasehold*



Set within this early 19th Century gated residential development, offering views over expansive private landscaped communal gardens and providing a real sense of community, this outstanding Grade II listed urban cottage is beautifully refurbished and is just ½ mile from Blackheath Village.

KEY FEATURES

- urban cottage
- Grade II listed
- gated development
- one double bedroom
- courtyard
- landscaped communal grounds





Steeped in history, many of their original features remain whilst they have been wonderfully restored to provide a contemporary modern home.

Set over two floors, this one bedroom cottage features a living room with engineered wood flooring, original feature wooden panelling, and fireplace, along with a separate high-end luxury kitchen on the ground floor. The shaker-style kitchen boasts white quartz worktops, integrated Bosch appliances including a dishwasher and washer dryer, and a breakfast bar. Upstairs, you'll find a good-sized master bedroom with original wooden panelling and a stunning modern bathroom. At the rear of the home is a private courtyard perfect for entertaining in the evening. Additionally, there is a former coal bunker ideal for storing a bike.

There is an exceptionally generous abundance of outside space, with the expansive green central communal gardens and woodland areas providing residents with a serene and ecologically rich outdoor space to socialise, relax, and engage in active outdoor pursuits.

The key for architects Feilden & Mawson was to always remember the original function of these Almshouses. They were built to create a sense of community and connection where residents would feel proud to belong, and this remains at the core of the development today. This is an impressive home within a beautifully restored and historic development. Immediate viewing is essential. Video tours can be seen at Winkworth.co.uk

Situated just ½ mile from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.87 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark.

For local convenience, Manor House Gardens with its children's play park and farmers market is a mere three-minute walk away. Additionally, the area offers a range of dining and shopping options, including the M&S Food Court and various independent establishments such as La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, and Park Fever.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 122 year and 1 months

Service Charge: £733.33 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

Mobile signal: Yes

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

Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Blackheath Station, offering connections to London Bridge, Charing Cross, Victoria, and more. With access to the DLR, London Overground, buses, riverboats, foot tunnels, and cable cars, commuting to Canary Wharf, the City, and central London is effortless.

With its convenient location, excellent transport links, and renowned schools, Alms Gate is increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



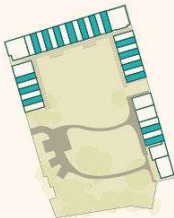
<https://www.winkworth.co.uk/sale/property/BLA260402>

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.



TYPICAL ALMSHOUSE RIGHT

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GROUND FLOOR



FIRST FLOOR



ROOM

METRES

FEET

Living Room

3.99 x 3.05

13' 1" x 10'

Kitchen

3.05 x 2.06

10' x 6' 9"

Bedroom

3.99 x 3.05

13' 1" x 10'

Internal Area

47sq m

507sq ft

Courtyard (inc. Outbuilding)

13 sq m

140 sq ft