



EGLINTON HILL, LONDON, SE18 3NR  
**£1,395,000 FREEHOLD**

**AN ELEGANT, VAST AND CHARACTERFUL, FOUR DOUBLE BEDROOM, FOUR RECEPTION, DETACHED VICTORIAN HOME SPANNING 3,000SQ.FT AND WITH GENEROUS GARDENS AND STUNNING PERIOD FEATURES.**

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## DESCRIPTION:

Offered to the market for the first time in over 30 years, this magnificent double-fronted Victorian residence offers a rare opportunity to secure a truly special family home. Lovingly restored and sympathetically extended, the property seamlessly blends timeless period charm with modern living.

Set back behind an attractive frontage, the house welcomes you with three incredible reception rooms that unfold from the hallway, each featuring original fireplaces, sash windows, intricate ceiling roses and ornate corning. To the rear, a stunning contemporary extension has created a remarkable open-plan kitchen, dining, and living space. Flooded with natural light through multiple skylights and large French doors, this outstanding room forms the heart of the home — ideal for both everyday family living and grand entertaining. The handmade cabinetry and central island complement the period style while providing exceptional practicality. There is a downstairs WC and steps down to a large cellar, perfect for wine!

The first floor with a large feature landing, offers four double bedrooms including a huge and elegant master bedroom, and a family bathroom which continues the character theme, fitted with a clawfoot roll-top bath and classic tiling. A versatile attic room offers further flexibility, ideal as a playroom, home office, or additional guest space. The rear rooms benefit from outstanding views towards the River Thames and Canary Wharf.

The south-westerly facing garden is a true oasis: mature, private, and thoughtfully landscaped, offering large lawned areas, established planting, and large terrace — perfect for relaxing and hosting in warmer months. There is off street parking for two/three cars on the drive to the side.

The owners, having lovingly restored the property since their purchase in 1994, are now seeking to downsize, offering the next custodians the chance to enjoy this wonderful home for years to come. There is no chain.

Eglinton Hill is located on one of the highest points in London, which offers ample bus links into Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés and shopping facilities. You are also surrounded by many green spaces including the historic 8,000 years old Oxleas Woods, England's oldest preserved forest Eaglesfield Recreation Ground and Shooters Hill Golf Club & Lawn Tennis Club. The iconic Serverndroog castle is only a short walk away so you can enjoy breathtaking views from one of the highest points in London and enjoy the popular tea rooms. The newly opened Elizabeth Line (Crossrail) is a 15 minute bus ride away in Woolwich - then Tottenham Court Rd is about 20 mins - with 12 trains an hour at peak times. Woolwich has DLR, rail and Thames Clipper services. Blackheath station is also within easy reach with a frequent bus service stopping close. From previous experience we know it's possible to check-in at London City Airport within 35 mins of leaving the house using only the bus and DLR. Bus links to all stations are all very frequent (buses 89/486/244). There are several very good local primary schools including Christ Church (which is Ofsted outstanding) within walking distance, very good secondary schools in Greenwich borough and grammar schools in Bexley borough.









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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		

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