



Humber Road, Blackheath, London, SE3

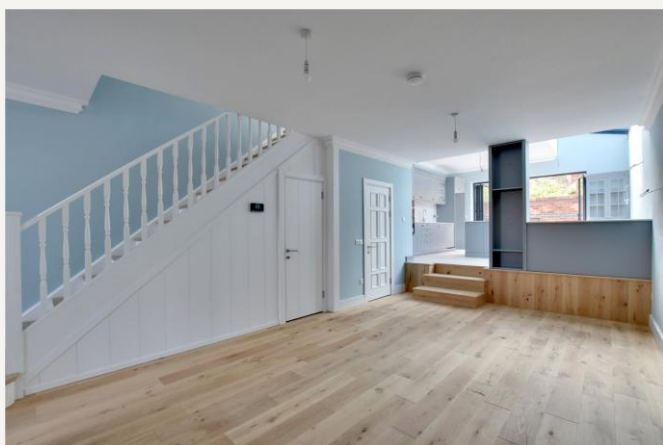
OIEO £1,245,000 *Freehold*

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A superb newly built three bedroom, two bathroom house, finished to an excellent standard and offering bright, contemporary accommodation extending to approximately 1,149 sq.ft / 106.8 sq.m, located in a highly convenient position within the Westcombe Park area of Blackheath.

KEY FEATURES

- newly built three bedroom house
- two bathrooms plus ground floor WC
- approx. 1,149 sq ft / 106.8 sq m
- superb kitchen/dining room with island
- excellent EPC B rating
- very close to Westcombe Park Station



Blackheath

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This impressive new home has just been completed and has been carefully designed to maximise light, space and practicality. The ground floor is arranged around a wonderfully generous reception room, measuring over 27ft in length, with pale wood flooring, soft contemporary tones and a lovely open flow through to the rear kitchen/dining room. There is underfloor heating, adding to the comfort and clean contemporary feel, along with a useful ground floor cloakroom and a separate study/bedroom, providing excellent flexibility for those working from home or requiring occasional guest space.

To the rear, the kitchen/dining room is a real highlight, fitted with stylish shaker-style cabinetry, stone work surfaces, integrated appliances and a large central island. The space is flooded with natural light from roof glazing and wide bi-folding doors, which open directly onto the rear garden, creating a fantastic indoor/outdoor entertaining space.

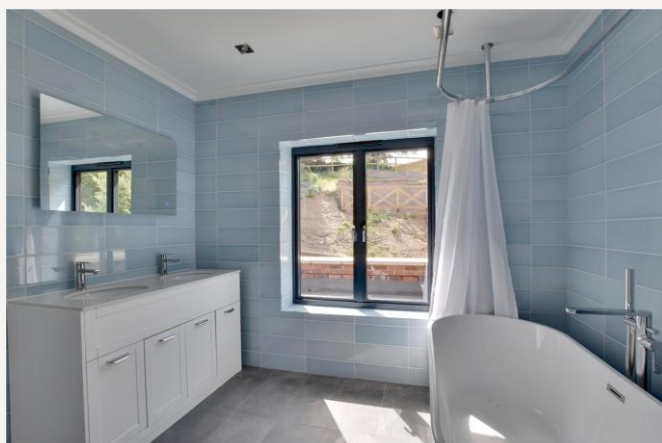
The first floor provides two well-proportioned bedrooms and a beautifully finished family bathroom. The principal bedroom benefits from fitted wardrobes and a sleek en suite shower room, while the second bedroom is also a generous double. Both bedrooms are finished in a smart modern style, with quality fittings and attractive tiling.

Externally, the property has a tiered rear garden and a smart contemporary frontage. As a new build, the house also benefits from excellent energy efficiency, with a 5KW heat pump and an EPC showing a superb B rating, making it an attractive option for buyers looking for a low-maintenance and efficient home in a highly connected location.

Humber Road is a popular road within the Westcombe Park Conservation Area of Blackheath, ideally positioned for local amenities in almost every direction. The property is close to both the Heath and Greenwich Park, and is also opposite Greenwich Pleasaunce. Historic Greenwich town centre lies approximately 0.7 miles to the west, with its wonderful mix of cafés, restaurants, riverfront attractions, the Old Royal Naval College, Royal Observatory, National Maritime Museum, Cutty Sark and the ever-popular covered Greenwich Market.

To the north, Woolwich Road offers everyday conveniences including Greenwich Square Library and Leisure Centre, artisan cafés and bakeries, Co-op, Sainsbury's and Tesco Local. Blackheath Village is around 1 mile away, with its boutique shops, bars, restaurants and farmers' market, while Blackheath Standard is around 700 metres to the southeast, offering further daily conveniences including M&S Food Hall.

Transport links are excellent, with Westcombe Park Station just a short walk away, providing regular rail services into central London. The DLR, bus routes, riverboat services, foot tunnel and cable car are all within easy reach, while North Greenwich Jubilee Line, the O2 and Greenwich Peninsula are also close by. The area is well served by sought-after schools, including Halstow, Invicta and Sherington primary schools, along with a number of highly regarded independent schools across Blackheath and the surrounding area.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: tbc
EPC rating: B
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
Last flood date: n/a
Does the property have flood defences: Property does not have



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	82 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

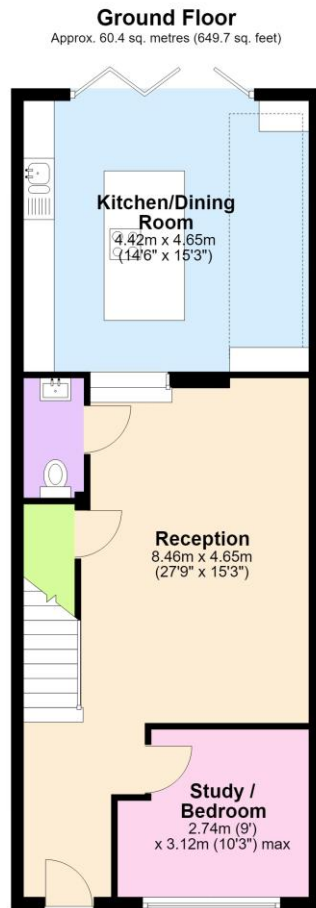
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260232>

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. 106.8 sq. metres (1149.1 sq. feet)

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