



**MORDEN ROAD, BLACKHEATH, LONDON, SE3 0AA**  
**OIRO £2,000,000 FREEHOLD**

SET ON A LARGE PLOT WITHIN THE PRESTIGIOUS CATOR ESTATE, IS THIS SUPERB AND UNIQUE, THREE/FOUR DOUBLE BEDROOM, THREE/FOUR RECEPTION ROOM DETACHED VICTORIAN COACH HOUSE WHICH WAS CONVERTED IN 1958 WITH CLASSIC MID-CENTURY DESIGN FEATURES. THE HOUSE HAS EXCELLENT POTENTIAL TO EXTEND AND ENHANCE (STPP) AND OFFERED TO THE MARKET CHAIN FREE.

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## DESCRIPTION:

The spacious accommodation is arranged over two floors and currently comprises; entrance hall with storage, downstairs wet room and a large 22'3 ft rear reception/garden room/fourth bedroom. The main double reception for the house is huge with plenty of built in storage and views onto the garden. There is a good size kitchen with Aga oven, a separate utility room and a third 17ft reception room with feature 60's fireplace. Upstairs are three double bedrooms, all with built in wardrobes, and a large family bathroom. The property also benefits from off street parking to the front with a covered storage area and cupboard. The house is set on an outstanding plot with a large walled garden extending to approx 75ft x 58ft.

In our opinion the house is ideal for a buyer wanting to extend, remodel or rebuild. This incredible home is offered to the market for the first time in over 60 years and a very rare find locally. It will be very popular and there is no onward chain.

Morden Road is one of the most sought after addresses in Blackheath and found within the prestigious private Cator Estate. The property is located just a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a two minute walk and the fabulous Royal Greenwich Park is just 0.62 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark- the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. Close by are several highly sought-after Independent Schools close by including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.









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.

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