



Lee Park, Blackheath, London, SE3

£1,750,000 *Freehold*

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A substantial mid-century home with exceptional space, light and no onward chain, set well back from the road on one of Blackheath's most desirable residential streets, just moments from the Village.

Dating from the late 1960s, this substantial four-bedroom home has a striking architectural style and an exceptionally generous and flexible footprint, with expansive picture windows, wonderful natural light, a mature private garden, ample off-street parking and an integral double garage.



KEY FEATURES

- rare mid-century modern detached house
- over 1,800 sq ft of flexible accommodation
- striking galleried landing and statement staircase
- original Poggenpohl kitchen and parquet flooring
- mature private garden, parking and double garage
- just 0.2 miles from Blackheath Village



Blackheath

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Celebrated for their bright open footprints, homes of this era are highly sought after for modern family living. Clean architectural lines, parquet flooring, timber panelling, a statement staircase and impressive galleried landing all reflect the character of the period, while the superb original Poggenpohl kitchen is a fantastic surviving feature. Previous marketing records that the house is one of only four of this particular style built and has remained with the same family since new.

The accommodation begins with a spacious entrance hall, where the original parquet flooring immediately sets the tone. From here the house opens into a particularly impressive series of reception spaces, with the dramatic staircase and gallery above creating an unusual sense of volume and openness.

The principal reception room is an exceptional space, with large picture windows bringing in an abundance of natural light and a fireplace providing a natural focal point. Adjoining this is the dining area, creating superb entertaining space while retaining the architectural integrity of the original layout.

To the rear is the wonderfully characterful Poggenpohl kitchen, with extensive timber cabinetry and a central island, together with direct access towards the garden. Rather than having been replaced over the years, the kitchen remains an excellent example of its period and forms an important part of the house's mid-century character.

Also on the ground floor is a further bedroom or study, offering excellent flexibility for guests, home working or a separate family room, together with a shower room and access to the substantial integral double garage. The established layout provides four bedrooms and three bathrooms overall.

The statement staircase rises to an impressive galleried landing overlooking the living spaces below, one of the defining architectural features of the house. Upstairs are three generous double bedrooms, including the principal bedroom with en-suite bathroom, together with an additional family bathroom. Large windows continue throughout the first floor, reinforcing the light and airy feel of the property.

Externally, the house is set nicely back from Lee Park behind a broad frontage with generous off-street parking and access to the double garage. To the rear is a beautifully established and wonderfully private garden, with mature planting, lawn and paved entertaining areas creating a particularly peaceful setting.

The combination of a wide plot, substantial footprint and distinctive architecture also presents an exciting opportunity for a new owner to sensitively update the house while retaining the features that make it so individual.



MATERIAL INFORMATION

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

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
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:
Does the property have flood defences: Property does not have flood defences

Lee Park is a particularly desirable tree-lined road, ideally positioned just 0.2 miles from Blackheath Village, with its excellent selection of independent shops, cafés, restaurants, bars, farmers’ market and mainline station. The open heath and magnificent Royal Greenwich Park are also within easy reach, together with historic Greenwich town centre and its many attractions.

Transport connections are excellent, with regular services from Blackheath Station to London Bridge, Charing Cross and Victoria, while Lewisham station and DLR are approximately 0.75 miles away. The area is also exceptionally well served by highly regarded schools, making this an outstanding family home in a superb location.

Offered to the market with no onward chain and probate granted.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

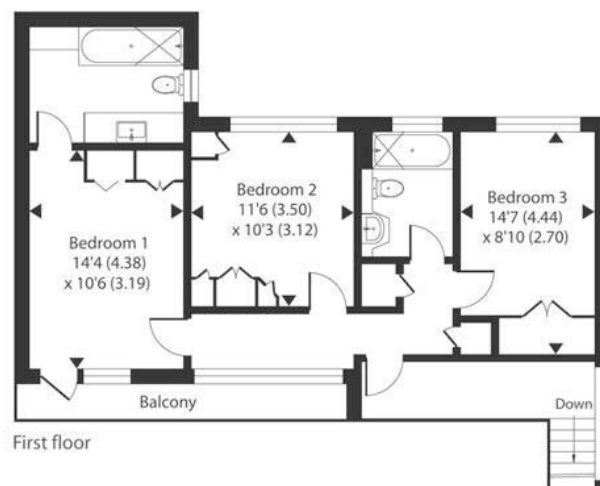
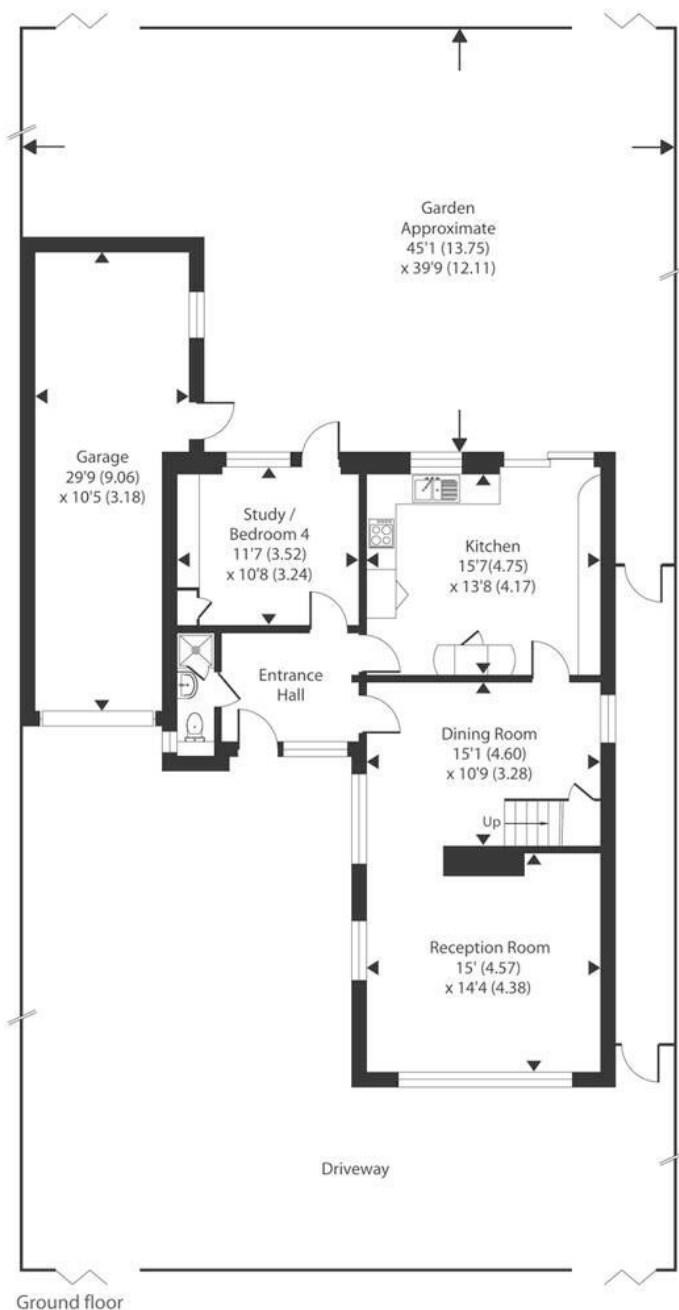
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Approximate Area = 1545 sq ft / 143.5 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1817 sq ft / 168.7 sq m
 For identification only - Not to scale

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