



Westcombe Park Road, Blackheath, London, SE3

Guide price £2,000,000 - £2,100,000 *Freehold*



A substantial and highly impressive seven-bedroom Victorian semi-detached family home, offering in excess of 3,300 sq ft of accommodation and arranged over four floors, including a useful lower ground floor/basement.

This is a wonderful opportunity for a new generation of buyer to create a truly special long-term family home. The property already offers exceptional scale, elegant proportions and a wealth of period character, while also providing clear scope for modernisation, enhancement and

KEY FEATURES

- substantial Victorian semi-detached family home
- over 3,300 sq ft arranged across four floors
- excellent scope to modernise, enhance and reconfigure
- 61 ft rear garden, side access and off-street parking
- close to Greenwich Park and the heath
- chain free and excellent transport links



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reconfiguration, subject to the usual consents.

The ground floor is particularly generous, with three principal reception spaces including a large front reception room, separate study, formal dining room and a spacious kitchen/breakfast room to the rear. The layout lends itself perfectly to family life, entertaining and home working, while also offering exciting potential to open up or remodel the rear of the house to create a more contemporary kitchen/living arrangement overlooking the garden.

Across the upper floors are seven well-proportioned bedrooms and two bathrooms, providing excellent flexibility for a large family, guests, teenagers, au pair accommodation or additional work-from-home space. The scale of the rooms, ceiling heights and natural light all help to reinforce the sense of grandeur throughout the house.

The lower ground floor provides two further basement rooms, offering valuable storage and future potential, depending on a buyer's needs. Externally, the property enjoys a rear garden of approximately 61 ft with side gate and off street parking to the rear. Giving the house a superb sense of space both inside and out.

Offered chain free, this is a rare chance to acquire a large Victorian family home with genuine long-term potential. A house that can be lived in, improved and transformed into a truly outstanding home for years to come.

The property is superbly positioned close to both the open heath and Greenwich Park, offering an outstanding location from which to enjoy local amenities in almost every direction. Greenwich Park is just a short walk away, providing acres of historic parkland, far-reaching views, the Royal Observatory and direct access down towards Greenwich town centre.

Blackheath Village is also within easy reach, offering an excellent selection of independent shops, cafés, bars and restaurants, together with the station and the much-loved village atmosphere that makes the area so popular. To the west, historic Greenwich town centre provides further shopping, restaurants, the covered market, riverside walks, the Cutty Sark, Greenwich Pier and DLR connections.



Maze Hill Station is particularly convenient from this end of Westcombe Park Road, with Westcombe Park Station also accessible, providing regular rail services into central London. Journey times from Westcombe Park include services to London Bridge, Cannon Street and onwards connections across the City and beyond. North Greenwich Underground Station and the Jubilee Line are also within easy reach, giving excellent access to Canary Wharf, the West End and central London, while the O2 arena, Greenwich Peninsula, the riverboat, foot tunnel and cable car are all nearby.

The area is very well served by schools, with highly regarded primary schools including Sherington, Invicta and Halstow all within the wider local area. There are also a number of respected independent schools nearby, including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior and Senior Schools, Colfe's and Eltham College.

Further amenities including the cinema, Ikea and larger retail stores can be found at Greenwich Peninsula, while Blackheath Standard provides useful everyday shops and conveniences within the wider neighbourhood.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: D
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: No
Does the property have public rights of way: No
Does the property have restrictions: No

Flooding:

Has the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

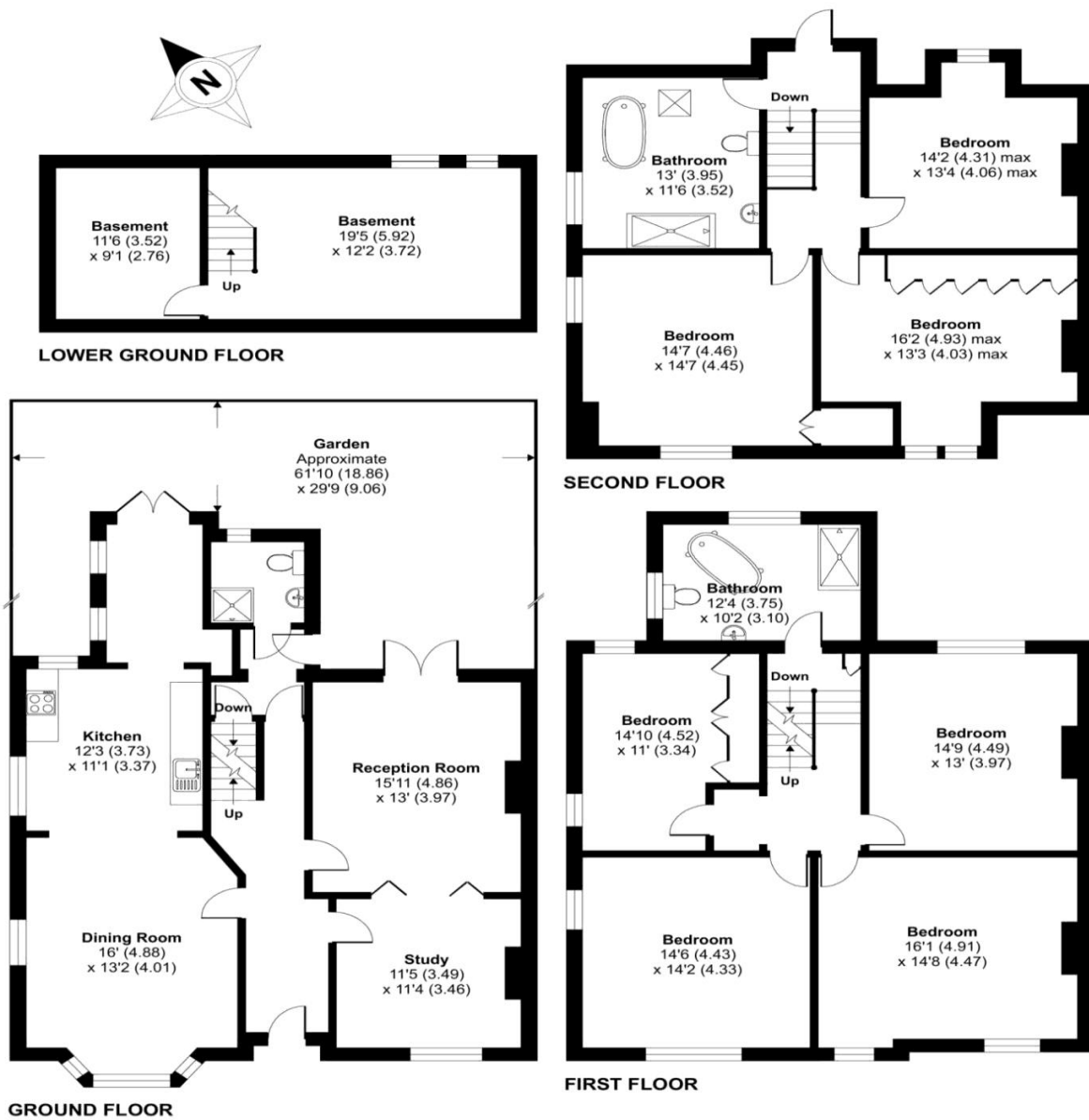
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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