



KIDBROOKE GARDENS, BLACKHEATH, LONDON, SE3 0PD
GUIDE PRICE £2,000,000-£2,250,000 FREEHOLD

A HUGE SIX DOUBLE BEDROOM, THREE BATHROOM, THREE RECEPTION ROOM, SEMI-DETACHED EDWARDIAN HOME ON ONE OF BLACKHEATH'S MOST PRESTIGIOUS ROADS, OFFERING OVER 2,900 SQ. FT OF BEAUTIFULLY PROPORTIONED ACCOMMODATION WITH A LARGE SOUTH FACING GARDEN, GARAGE, AND OFF-STREET PARKING.

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DESCRIPTION:

The property is arranged over four floors, including the basement exudes charm and elegance from the moment you arrive. Inside, a wide and welcoming entrance hall with original staircase and period features sets the tone for this characterful home.

The ground floor boasts two impressive reception rooms with fireplaces and bay windows, a formal dining room, and a large kitchen/breakfast room with garden views and access. A utility room and guest WC complete the floor.

Upstairs, the expansive first floor hosts four double bedrooms and a family bathroom. The front bedroom is currently used as a reception room and enjoys beautiful bay-fronted windows, while a second bedroom features views over the garden. **On the top floor**, two further bright bedrooms including a superb master suite spanning over 21 ft, complete with en-suite bathroom and walk-in wardrobe.

The **property further benefits** from a cellar for storage and a spacious garage with driveway. **To the rear**, the generous and mature south facing garden extends to approx. 85ft offers excellent privacy and abundant space for entertaining, relaxing or potential extension (STPP).

Rarely do homes of this scale, charm, and position come to the market and early viewing is highly recommended.

Kidbrooke Gardens is a prestigious road located just off the heath. It is just 800 metres from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are within 750 metres including an M&S food hall. The fabulous Royal Greenwich Park is just 788 metres with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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.

There 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).

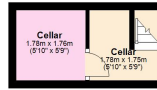
There are superb **transport links** with Blackheath Station giving access to London Bridge, London Cannon Street, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, bus (including the new Superloop), riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.





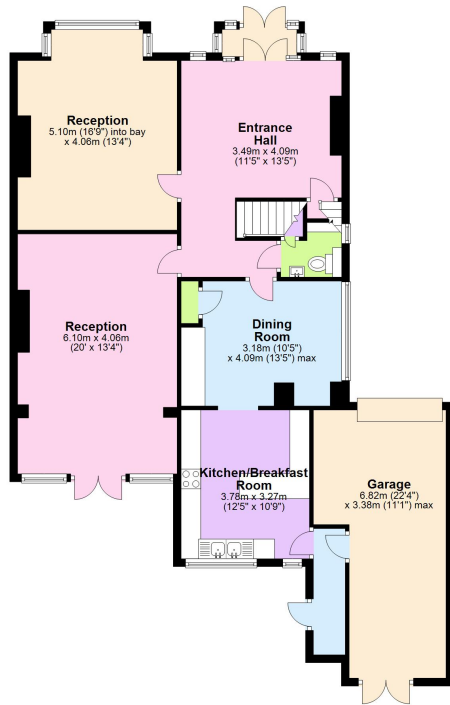
Basement

Approx. 6.4 sq. metres (69.0 sq. feet)



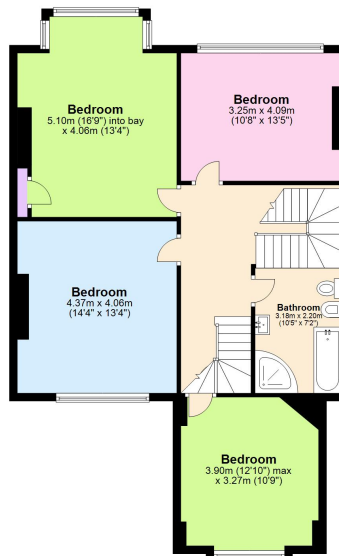
Ground Floor

Approx. 118.8 sq. metres (1276.5 sq. feet)



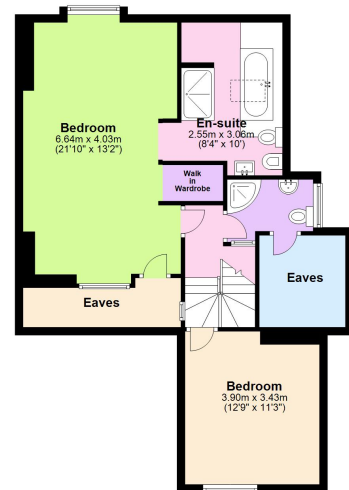
First Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



Second Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 270.9 sq. metres (2915.6 sq. feet)

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		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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