



**MYCENAE ROAD, BLACKHEATH, LONDON, SE3 7SF**  
**OIEO £1,400,000 FREEHOLD**

**METICULOUSLY RENOVATED AND BEAUTIFULLY STYLED, THIS SUBSTANTIAL FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, EDWARDIAN HOME COMBINES ELEGANT PERIOD CHARACTER WITH STRIKING CONTEMPORARY DESIGN ACROSS A HUGE FOOTPRINT OF NEARLY 2,000 SQ. FT. AND JUST 250 METRES FROM WESTCOMBE PARK STATION.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**

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## DESCRIPTION:

The property has been comprehensively refurbished in recent years to an exceptional standard, including a new roof, double-glazed windows with plantation shutters, solid oak herringbone flooring, and underfloor heating throughout the ground floor and first floor bathroom. The ground floor has also been skilfully excavated to increase ceiling height, creating a wonderfully airy and impressive feel.

A stunning stained-glass front door opens into a welcoming entrance hall, complete with a striking balustrade staircase, under stairs storage and downstairs WC. The formal front reception features a bespoke window seat with storage beneath, elegant built-in alcove cabinetry, and an eye-catching fireplace, all softened by the natural tones of the solid wood flooring.

To the rear, the expansive open-plan kitchen/diner/family room spans the full width of the house and is fitted with high-end appliances, including Fisher & Paykel ovens and gas hob, alongside a central island with concealed storage. There are two sets of bi-folding doors one of which leads onto a granite-paved raised terrace, ideal for entertaining, with useful storage beneath. The first floor hosts three well-proportioned bedrooms and a superb family bathroom featuring a freestanding bath and large double walk-in shower. The smallest bedroom is currently used as a home office. Upstairs, the second floor offers a further generous bedroom with ample eaves storage and a sleek shower room, making it ideal as a principal suite or guest level. Outside, the former garage has been converted into a stylish and versatile summerhouse, perfect as a gym, studio or home office, with a separate rear storage room/workshop and both with a green roof. It also benefits from direct rear access via a secure private gated lane.

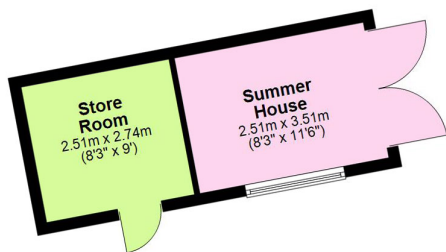
Due to its position on the curve of the road, the house benefits from a larger than usual footprint offering a rare opportunity to acquire a beautifully crafted family home in the heart of Westcombe Park. Your immediate viewing is a must. Video Tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Mycenae is a popular road within the Westcombe Park area in Blackheath. The property is within 750 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the west you will find the historic Greenwich town centre. Finally, 0.45 miles to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 250 metres away, (regular trains into Central London in 15 minutes with mainline rail and Thameslink, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.



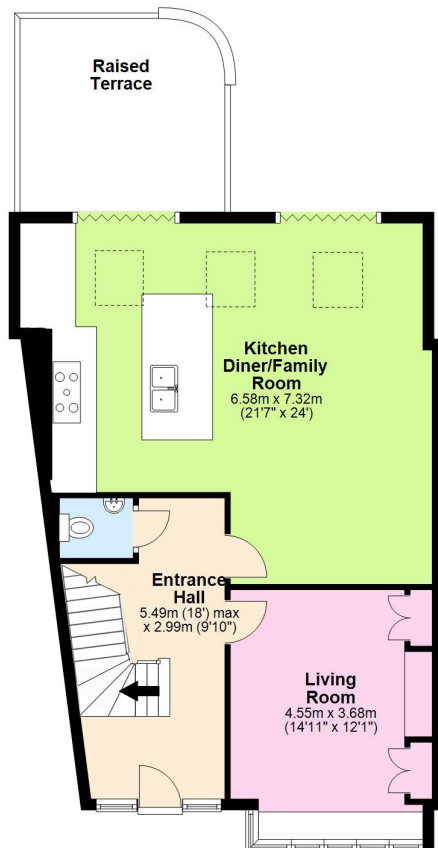






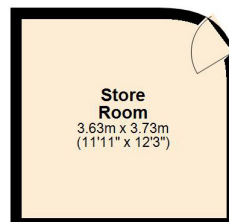
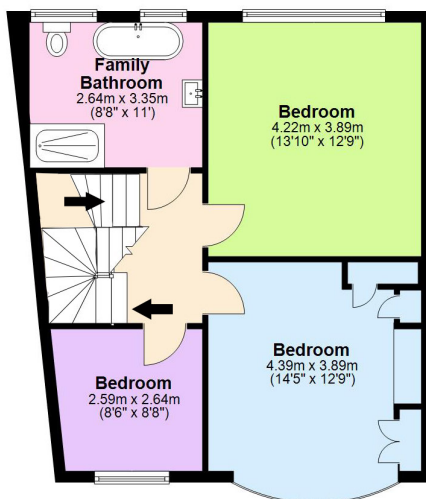
### Ground Floor

Approx. 74.3 sq. metres (799.2 sq. feet)



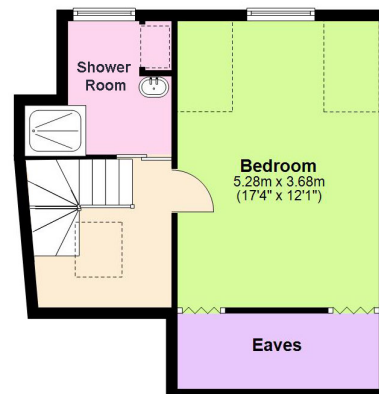
### First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



### Second Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 184.7 sq. metres (1987.6 sq. feet)  
(Excluding the store room)

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		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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