



COOPERS LANE, LEE, LONDON, SE12
GUIDE PRICE £550,000 - £575,000 LEASEHOLD

A HUGE AND VERSATILE THREE/FOUR BEDROOM PERIOD MAISONETTE WITH GENEROUS PROPORTIONS AND A LARGE PRIVATE SECTION OF GARDEN, SET MOMENTS FROM GROVE PARK STATION. MEASURING AROUND 1,429 SQ FT, THE HOME BLENDS ELEGANT CHARACTER WITH BRIGHT, PRACTICAL ACCOMMODATION AND IS SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION: Arranged over the first and second floors, the first floor is laid out for easy everyday living: a bay-fronted sitting room with fireplace and high ceilings; a smart Shaker-style kitchen with integrated appliances opening to a full-size dining room that's ideal for gatherings; a well-appointed family bathroom; and a comfortable double bedroom. Natural light, period detailing and good circulation give the whole level a calm, connected feel. Upstairs are two excellent double bedrooms. The master bedroom spans the rear and includes a study or dressing area and extensive eaves storage, served by a contemporary en-suite shower room. A further large double sits to the front.

Outside, the property enjoys a large private section of rear garden, mainly lawn with mature trees and high fencing for privacy together with a shed. It's a lovely spot for play, planting or relaxed weekend lunches. This is a vast and wonderful home and early viewing is a must. There is no chain

Set in a very convenient spot between Blackheath and Chislehurst, Coopers Lane is moments from daily amenities on Grove Park High Street and within easy reach of several excellent schools, including Eltham College, Eltham College Junior School and Colfe's, with Coopers Lane Primary (Ofsted "Good") close by. Grove Park Station is around 0.3 miles away with direct services to London Bridge, Cannon Street and Charing Cross, while Lee and Mottingham stations are also accessible for additional routes. The 273 hopper bus stops nearby for swift connections to Lewisham and the DLR (around 15 minutes). Road links are superb with the A20 (approx. 0.1 miles) and A2 (approx. 1.5 miles) providing straightforward access into Central London, the M25 and Bluewater, and Royal Blackheath Golf Club is roughly a mile away. The area enjoys plentiful green spaces, including Northbrook Park and Hornfair Park, and sits on direct rail links to sought-after grammar schools Newstead Wood and St Olave's.





Coopers Lane, London, SE12

Approximate Area = 1429 sq ft / 132.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1493 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2025. Produced for Winkworth. REF: 1349517

Winkworth

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 179 year and 0 months

Service Charge: £682 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

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.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.