



GLENLUCE ROAD, BLACKHEATH, LONDON, SE3 7SD
£1,500,000 FREEHOLD

ON GLENLUCE ROAD, THIS WIDE-FRONTED LATE-1930S SEMI-DETACHED FAMILY HOUSE HAS BEEN SENSITIVELY EXTENDED AND REFINED TO PROVIDE FIVE DOUBLE BEDROOMS, TWO BATHROOMS AND WONDERFULLY BALANCED LIVING SPACE. THE ACCOMMODATION MEASURES ABOUT 1,902 SQ FT ACROSS THREE BRIGHT FLOORS, WITH A FURTHER 190 SQ FT DETACHED GARAGE, BRINGING THE TOTAL TO APPROXIMATELY 2,131 SQ FT.

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DESCRIPTION: The garden is the showstopper and one of the largest in the entire area. A broad stone terrace gives way to an extraordinary, park-like plot approaching a third of an acre. Sleeper-edged steps, meandering paths and deep, mature borders lead to sweeping lawns and peaceful woodland pockets—a rare, rural feel within the city. This offers excellent potential for extra accommodation, summer houses, homes offices gyms etc. Inside, the plan is made for everyday life. Two gracious reception rooms sit to the front and middle of the house, ideal for entertaining or a quiet retreat. To the rear, a full-width kitchen/dining/living room forms the daily hub, centred on a generous island and flooded with light from roof glazing and doors opening to the terrace. A guest WC and practical side access complete the ground floor.

The first floor offers three comfortable double bedrooms and a well-appointed family bathroom. Above, two further doubles with eaves storage share a modern shower room—perfect as a tranquil principal suite with study, or a self-contained zone for teenagers or guests. Practicalities are excellent: off-street parking, a detached garage and side access to the garden. Planning permission was granted (now elapsed) for a studio building in the rear garden. In view of the size of the garden it would lend itself to a larger development subject to planning.

A special home where period character, modern comfort and an exceptional outdoor setting come together.

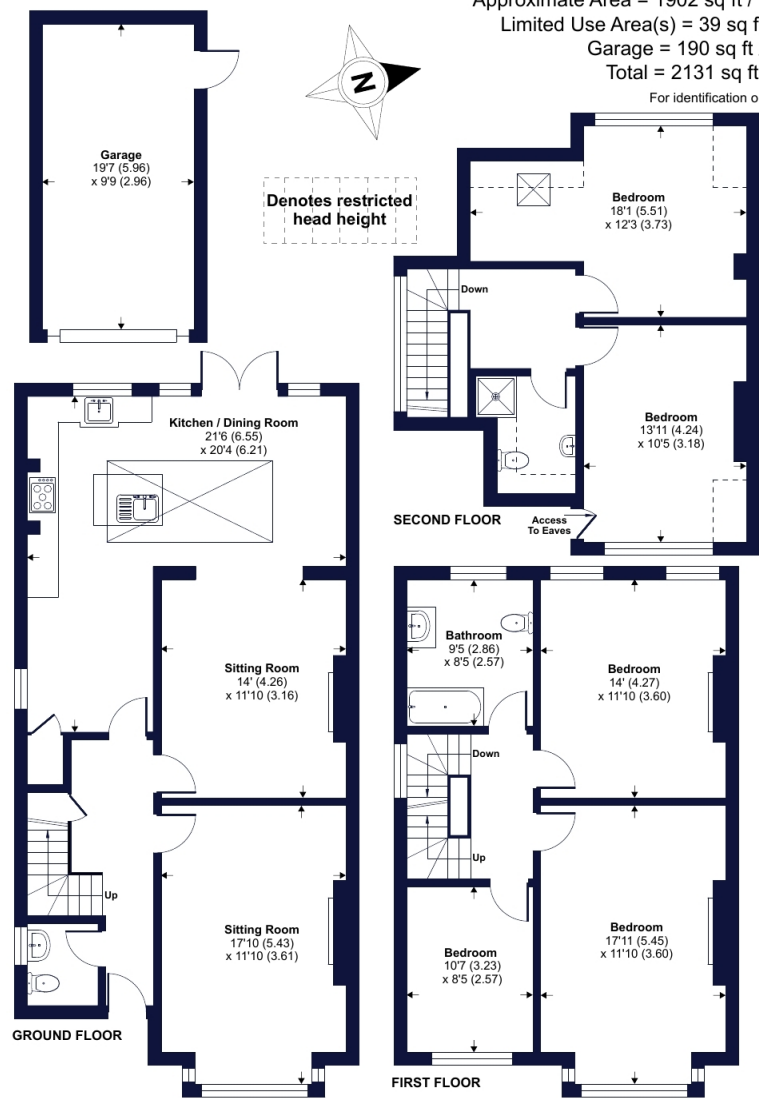
Glenluc Road is a popular road within the Westcombe Park area in Blackheath. The property is within 750 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1.04 miles, you will arrive in Blackheath village 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, 200 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 360 metres away, (regular trains into Central London in 15 minutes, 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.





Glenluce Road, London, SE3

Approximate Area = 1902 sq ft / 176.7 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 2131 sq ft / 198 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). © nichecom 2025. Produced for Winkworth. REF: 1355165

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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		
55-68	D		
39-54	E	50 E	71 C
21-38	F		
1-20	G		

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