



**THE LANE, BLACKHEATH, LONDON, SE3 9SL**  
**OIRO £1,150,000 FREEHOLD**

SET ON BLACKHEATH PARK ON THE PRESTIGIOUS CATOR ESTATE OF BLACKHEATH VILLAGE, IS THIS EXTENDED AND LARGER THAN USUAL, THREE BEDROOM, THREE RECEPTION ROOM, END OF TERRACE SPAN HOUSE WHICH BOASTS A LARGE SOUTH FACING GARDEN AND CORNER PLOT, A GARAGE EN BLOC AND HAS PLANNING PERMISSION FOR A FIRST FLOOR EXTENSION.

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## DESCRIPTION:

The accommodation comprises an entrance porch with storage cupboards which leads onto a large dual aspect reception room with lounge and diner areas. There is an semi-open plan yet separate kitchen with island and integrated appliances, a study/second reception room to the front and a third rear reception room/second study/snug to the rear with a clever sliding door. Upstairs is a large landing with skylight, three double bedrooms, modern bathroom with p-shape bath and WC plus a separate WC. To the rear is a 35ft x 25ft south facing garden with lawn, artificial lawn and terrace with BBQ area. To the front/side is a shed which takes four bicycles comfortably as well as the lawnmower and gardening tools. The property further benefits from active planning permission for a first floor side extension which will create a fourth bedroom and there is scope to further extend (STPP).

Lyon's Span developments are all about space and light, and blurring the edges between outside and indoor space. Lyons paid great attention to the surrounding landscape. There are a number of communal spaces throughout the Lane, where residents hold an annual party and where children can safely play in this quiet cul-de-sac. There are many Span houses in Blackheath, but the T15 is a rarer, more spacious model, with between 20%—25% more floor area than many other Span terraced houses in the area (such as the T10 and T2) and a wider garden. In addition, the house benefits from a side extension and offers over 108sq m of living space. The ground-floor open-plan living room, kitchen and study has floor-to-ceiling windows both front and back and is spacious, airy and light with a solid wood parquet floor throughout the living room and study area. The kitchen has engineered wood flooring.

This is a wonderful home and set within this highly sought after development, your immediate viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

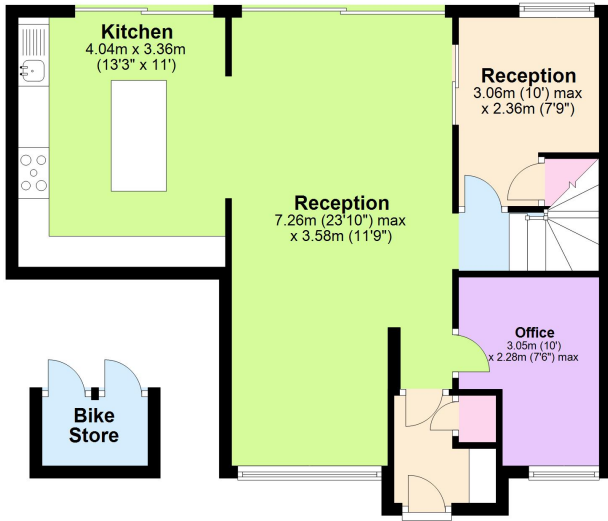
The Lane is a highly desirable location just off Blackheath Park, the flagship road of the private Cator Estate. The property is located just 0.47 miles from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. As well as good local primary and secondary state schools, there are several highly sought-after independent schools 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 fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.





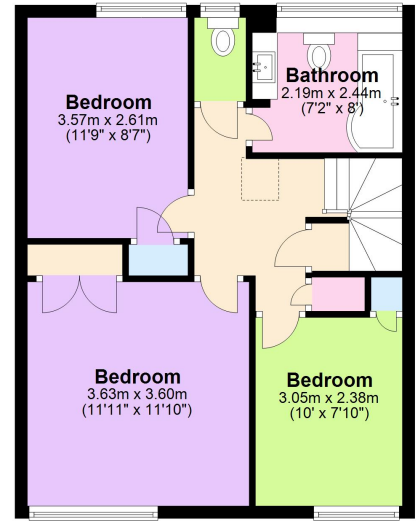
### Ground Floor

Approx. 73.8 sq. metres (794.9 sq. feet)



### First Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 122.0 sq. metres (1312.7 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.

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