



RUTHIN ROAD, BLACKHEATH, LONDON, SE3 7SH
£1,295,000 FREEHOLD

A TRULY STUNNING FOUR BEDROOM, TWO BATHROOM VICTORIAN TERRACED HOUSE FINISHED TO A VERY HIGH STANDARD IDEALLY POSITIONED WITHIN THE WESTCOMBE PARK CONSERVATION AREA AND JUST MOMENTS FROM THE STATION AND SOLD CHAIN FREE.

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DESCRIPTION:

This elegant home has undergone a significant and extensive programme of refurbishment and extensions in recent years, with the current owners investing heavily to create a luxurious and stylish interior while preserving key period features. Works included taking the house back to brick, converting the loft, installing a new roof, and extending the ground floor to suit modern family living, resulting in an exceptional property finished to a very high standard throughout.

Arranged over three floors, the accommodation comprises; entrance hall with feature stained glass front door, bespoke understairs storage and a downstairs WC, a striking double reception room with solid wood flooring, original fireplaces, bespoke alcove cabinetry, and a large bay window with double glazed sash windows and shutters. To the rear, the house opens into a spectacular extended kitchen diner flooded with light from three skylights, complete with a high-specification kitchen, under floor heating, stone worktops, integrated appliances, and a large central island with breakfast bar. Bi-fold doors lead out to a landscaped west-facing garden with seamless indoor-outdoor flooring, a raised artificial lawn, and feature lighting, designed for effortless entertaining and low maintenance.

Upstairs, the first floor offers three generous bedrooms, all with built-in wardrobes and two with original fireplaces, as well as a luxurious family bathroom with walk-in shower and freestanding bath. The loft has been converted into a fantastic double bedroom with plenty of eave's storage and a modern en-suite shower room.

A truly beautiful home that has been lovingly transformed and your immediate viewing is essential. There is no chain. Video tour can be seen at winkworth.co.uk

Ruthin Road is a quiet residential road within the Westcombe Park area in Blackheath. The property is within 700 metres from the heath and 895 metres from 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 350 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



First Floor



Second Floor



Approximate Gross Internal Area

Total = 144.5 sq m / 1556 sq ft
(*Excluding Eaves Storage)

Total = 154.5 sq m / 1664 sq ft
(*Including Eaves Storage)

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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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