



Lee Terrace, Blackheath, London, SE3

£875,000 *Leasehold*

3 2 1

An exceptionally spacious and beautifully presented three double bedroom split-level period conversion, occupying the entire upper two floors of an impressive Grade II listed Captain's House superbly positioned just moments from the heart of Blackheath Village and sold chain free.

KEY FEATURES

- huge split level conversion
- three bedrooms
- two reception rooms
- Grade II listed Captains House
- private section of garden
- chain free

Close to village and station



Blackheath

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Offering wonderfully generous and versatile accommodation, the property combines the magnificent proportions and character of the original house with a stylish, contemporary interior. The overall measured area extends to approximately 1,671 sq.ft, providing considerably more space than is typically found in an apartment in this location.

The property is approached via its own staircase, which rises to a particularly spacious first-floor landing. To the front is an impressive reception room with high ceilings, stripped wooden flooring and a large sash window, creating a superb main living and entertaining space. Also positioned to the front is a generous third bedroom, currently lending itself perfectly as a home office or study, although easily large enough to function as a bedroom when required.

To the rear is the excellent kitchen/dining room, which has been remodelled to create a fantastic social space. The contemporary fitted kitchen provides an extensive range of cabinetry, integrated appliances and generous preparation space, while still allowing plenty of room for a substantial dining table. A separate utility area provides additional practicality and storage.

The upper floor provides two particularly impressive double bedrooms. The principal bedroom is a superb size with extensive fitted wardrobes and attractive elevated views, while the second bedroom is again an excellent double.

Completing the accommodation is a large and stylish family bathroom, fitted with both a separate bath and a generous walk-in shower.

The property retains plenty of period character throughout, including high ceilings, sash windows and stripped wooden floors, while the split-level arrangement gives the apartment the scale and feel of a house rather than a conventional flat.

A particularly valuable feature is the private garden, situated to the rear of the building and accessed via Dacre Park. It provides a secluded outdoor space with plenty of potential for landscaping and, subject to any necessary permissions, space for a garden studio or home office. There is off street parking to the front.

The location is exceptional. Blackheath Village and station are approximately 0.2 miles away, providing an excellent array of independent shops, cafés, bars and restaurants together with regular rail services into Central London. Lewisham station and DLR are approximately 0.7 miles away, providing further connections to Canary Wharf and the City, while Hither Green station is also around 0.7 miles away.

The open spaces of Blackheath, Greenwich Park and Manor House Gardens are all within easy walking distance, making this a superbly positioned home combining exceptional space, period character, a private garden and outstanding convenience.



MATERIAL INFORMATION

Tenure: Leasehold
Term: tbc
Service Charge: £ tbc
Ground Rent: £ tbc
Council Tax Band: tbc
EPC rating: E
Is the property listed: Grade II listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		

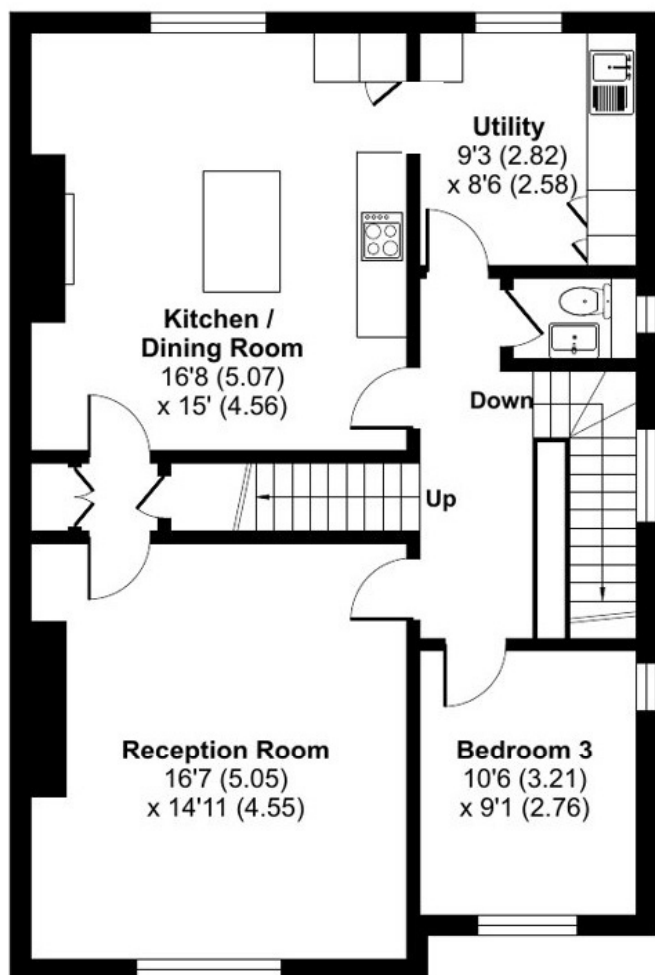
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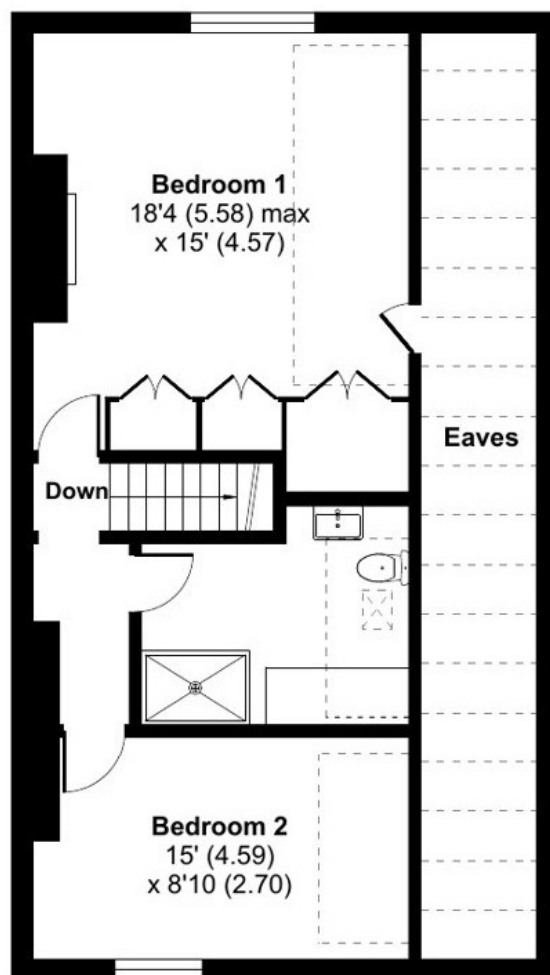
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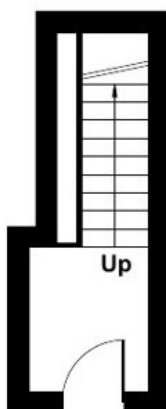




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Approximate Area = 1371 sq ft / 127.3 sq m

Limited Use Area(s) = 300 sq ft / 27.8 sq m

Total = 1671 sq ft / 155.1 sq m

For identification only - Not to scale

Denotes restricted head height

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