



## Foyle Road, Blackheath, London, SE3

£1,600,000 *Freehold*



A beautifully presented four bedroom, three bathroom, Victorian home with large garden and detached studio/office, located very close to Greenwich Park and Maze Hill and sold chain free. This striking bay-fronted home offers over 1,900 sq. ft. of beautifully balanced living space across three floors. Meticulously maintained and full of character, the house blends period charm with modern family living.

### KEY FEATURES

- Victorian home
- four bedrooms
- three bathrooms
- excellent condition
- period features
- summerhouse/home office
- large garden



### Blackheath

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The ground floor features two elegant reception rooms which have been opened up to a large through reception room, both with fireplaces, decorative corning, and bespoke cabinetry and shelving. To the rear, a stunning 29ft kitchen/dining room enjoys an abundance of natural light through full-height doors opening onto the garden, perfect for entertaining and family life.

Upstairs, the first floor provides three well-proportioned double bedrooms including a large master with built in wardrobes, a family bathroom and separate shower room. The second floor offers a large double bedroom with fitted wardrobes ample eaves storage and an ensuite bathroom.

The landscaped west facing garden extends to approx. 70ft with artificial lawn, rear access, and a lovely, raised seating deck with storage underneath. At the rear, a detached studio with storeroom offers fantastic flexibility for a home office, gym, or creative space. Finally, there is off street parking to the front.

This is a wonderful home and is sold chain free. Viewing is highly recommended. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Foyle is a popular road within the Westcombe Park area in Blackheath. The property is within 500 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.9 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, 0.45 miles to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 450 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.





## MATERIAL INFORMATION

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** G  
**EPC rating:** D  
**Is the property listed:** Property is not 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

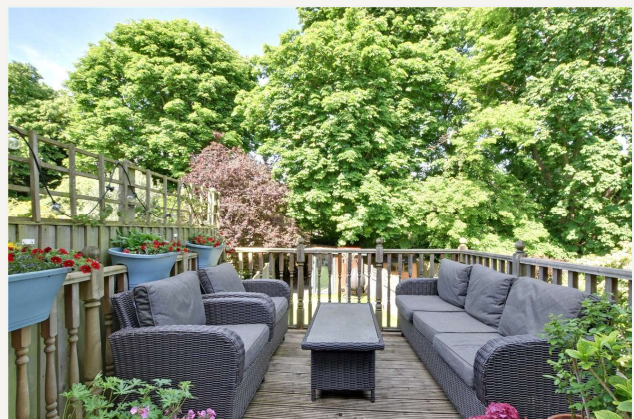
### Flooding:

**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

**Is object modified:** False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below

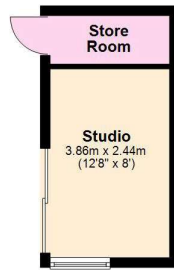


<https://www.winkworth.co.uk/sale/property/BLA250300>

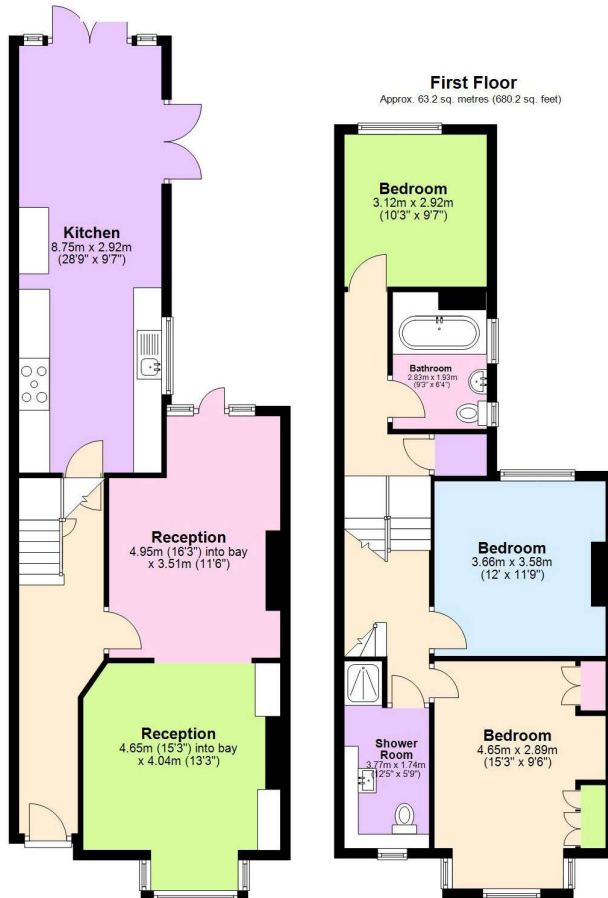
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



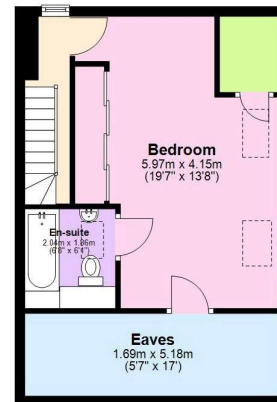
**Ground Floor**  
Approx. 82.7 sq. metres (890.2 sq. feet)



**First Floor**  
Approx. 63.2 sq. metres (680.2 sq. feet)



**Second Floor**  
Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 176.8 sq. metres (1902.9 sq. feet)

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