



Brooklands Park, Blackheath, London, SE3

£1,150,000 *Freehold*

3  1  2 

A stunning, extensively refurbished, and rarely available, larger than usual three bedroom T15 Span house spanning 1,339 sq. ft located within the prestigious Blackheath Cator Estate.





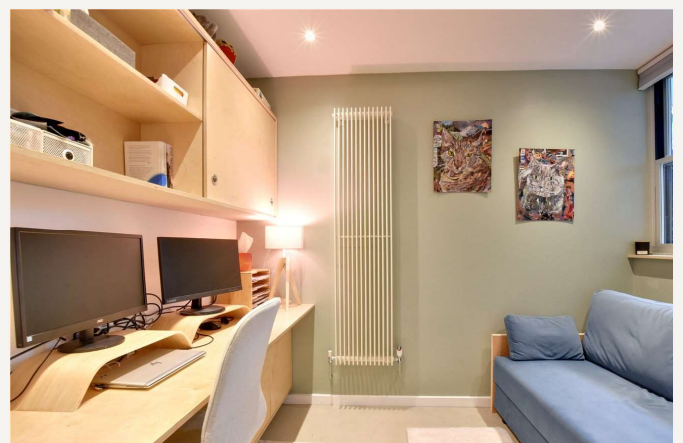
The ground floor features a welcoming porch leading into a bright and spacious living room with solid ash wood flooring, and an impressive kitchen extension completed in 2017. This striking addition includes underfloor heating, two skylights, and three large roll-back glass doors opening directly onto the private rear garden. The kitchen itself is superbly appointed with a central island and breakfast bar, Quooker tap (boiling, filtered, hot and cold water), and Siemens appliances.

In addition to the main living areas, the ground floor offers a well-designed shower room with WC, a separate utility room, a home office, and useful under-stairs storage.

Upstairs, the house provides three comfortable bedrooms with attractive gently sloping ceilings and generous storage, including fitted wardrobes and additional cupboards on the landing.

Outside, both the front and rear gardens are walled for privacy and benefit from power and water supplies. The rear garden is notably larger than most, extending further than neighbouring plots. The front garden includes a handsome magnolia and yew tree, as well as a generously sized brick-built outbuilding with lighting and power. The property also benefits from a garage en bloc with an electric door, lighting, and power.

Further features include full double glazing, gas-fired central heating. The front woodwork was renovated last year, with rear works currently progressing as part of the Cator Estate's collective maintenance programme.



Brooklands Park is part of the prestigious Cator Estate, is just 1/4 mile (10 mins walk) from picturesque Blackheath Village with its array of boutique shops, farmers market, fine restaurants, wine bars and railway station.

The fabulous Royal Greenwich Park is just 1.05 miles over the Heath with the Royal Observatory, and below is Greenwich town centre , which also maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Queens house by Inigo Jones, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links from Blackheath Station to London Bridge, Charing Cross, Canon Street and Victoria all within 20 mins ride and 3 minutes connection to the DLR at Lewisham. Regular far reaching bus routes are also available , and along the Thames, there are Uberboat services, a foot tunnel and cable car making Canary Wharf, the City and central London just minutes away. Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close served by North Greenwich underground station connecting to the Jubilee and Elizabeth tube lines

The area also benefits from many good schools with the Ofsted outstanding Brooklands Primary (0.1 miles) and John Ball Primary Schools, (0.49 miles) both very close by, as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Senior School, Colfe's (1.1 miles) and Eltham College (2.2miles).



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



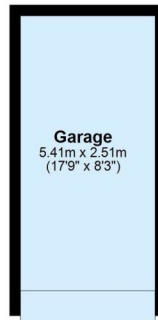
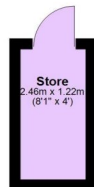
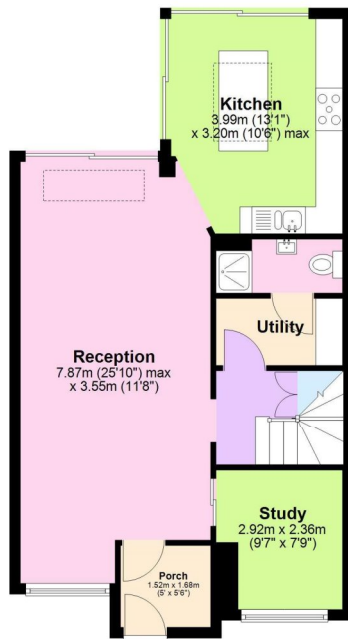
<https://www.winkworth.co.uk/sale/property/BLA250696>

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.



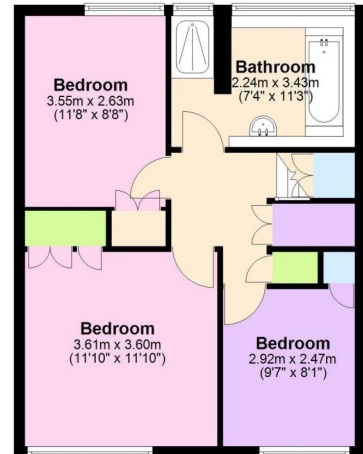
Ground Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



Total area: approx. 124.4 sq. metres (1339.2 sq. feet)