



KIDBROOKE GROVE, BLACKHEATH, LONDON, SE3 0LQ
OIEO £1,500,000 FREEHOLD

WITH AN OUTSTANDING 150FT GARDEN AND LOCATED ON THIS PRESTIGIOUS CUL-DE-SAC JUST 0.6 MILES FROM BLACKHEATH VILLAGE, IS THIS LARGE FOUR BEDROOM SEMI-DETACHED 1930'S HOME WITH A HUGE 40FT STUDIO/REAR EXTENSION AND SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk





DESCRIPTION:

With an outstanding 150ft garden and located on this prestigious cul-de-sac just 0.6 miles from Blackheath Village, is this large four bedroom semi-detached 1930's home with a huge 40ft studio/rear extension and sold chain free.

The accommodation comprises to the ground floor; entrance hall with coat cupboard and downstairs WC, two large reception rooms which have been opened to form a large dual aspect through reception room and a good size kitchen. From the kitchen there is access to a huge 40ft extension room which has been used as a studio but also offers excellent potential if you wanted to reconfigure the ground floor and would make a fantastic kitchen diner. Upstairs are four bedrooms including two very large doubles – both with built in wardrobes and one with air conditioning, there is also the main family shower room and separate WC. To the rear is an outstanding and mature 150ft garden which widens to 60ft and there is off street parking to the front for two cars. In our opinion the house offers excellent potential to extend into the loft as many neighbouring properties have done (STPP). The property would benefit from modernisation.

This is a wonderful family home with excellent potential and your earliest viewing is essential. There is no chain. Video tour can be seen at Winkworth.co.uk

Kidbrooke Grove is a prestigious tree lined cul-de-sac known locally as one of the quietest and leafiest streets in Blackheath. It is just 0.6 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are within 0.6 miles including an M&S food hall. The fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds to the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are several highly sought-after Independent Schools close by 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 superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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