



BIRCHMERE ROW, POND ROAD, BLACKHEATH, LONDON, SE3 0SS

GUIDE PRICE £1,500,000-£1,650,000 FREEHOLD

TUCKED AWAY IN A PEACEFUL PRIVATE ENCLAVE OFF POND ROAD WITHIN THE PRESTIGIOUS CATOR ESTATE, THIS CHAIN-FREE FOUR DOUBLE BEDROOM, THREE BATHROOM CONTEMPORARY HOME (APPROX. 1,826 SQ FT) IS WONDERFULLY VERSATILE, IDEAL FOR FAMILIES NEEDING FLEXIBLE SPACE, ANYONE WHO NEEDS DEDICATED WORK FROM HOME SPACE AND LOVES TO ENTERTAIN, AND DOWNSIZERS SEEKING LOW-MAINTENANCE LUXURY.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The house was extensively refurbished in 2023 and is immaculately presented throughout. The ground floor is anchored by a spectacular open-plan kitchen, dining and family space with triple-aspect glazing and bi-fold doors that open onto the garden. Fitted with high-end Miele appliances, a Quooker tap, downdraft hob, Silestone worktops and a central island with breakfast bar, the kitchen is both beautiful and practical. There is also a generous front reception room which can be divided from the rear living area by glazed sliding doors, as well as a cloakroom, WC and entrance porch. Upstairs, the first floor offers three spacious double bedrooms, one with an en suite and two with loft access, and a sleek family bathroom. The entire top floor is dedicated to a luxurious principal suite with an open-plan feel, vaulted ceiling, air-conditioning, and oak flooring with underfloor heating. A spiral oak staircase leads to this calming space, which features extensive fitted wardrobes, Lutron-operated blackout blinds, an electric Velux window, and a smart en suite with walk-in shower and heated flooring.

Outside, the beautifully landscaped garden wraps around the house and enjoys sun and shade throughout the day. There is a private driveway with parking for two to three cars, a single garage with loft storage above, and a fully powered utility space at the rear. The house also benefits from triple-glazed aluminium windows, Lutron lighting and blinds, an alarm system with app connectivity, and CCTV.

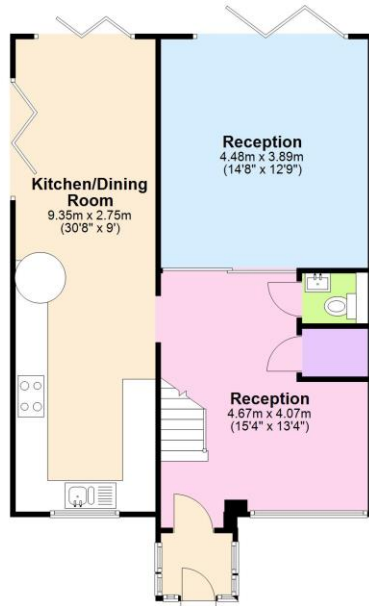
This is an impressive home and must be seen to fully appreciated. There is no chain and video tours can be seen at [Winkworth.co.uk](https://www.winkworth.co.uk)

Birchmere Row is an exclusive mews of just six houses just off Pond Road and within the prestigious private Cator Estate and just 100 metres from the heath. The property is located just a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.62 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the 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 fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

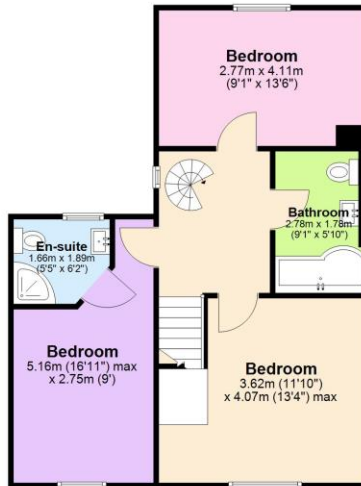




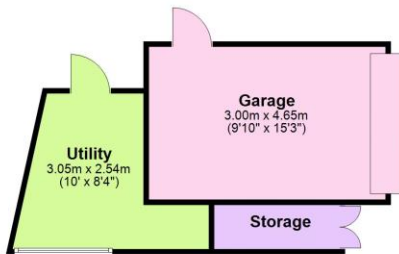
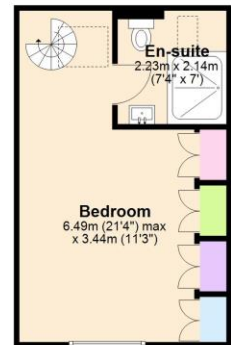
Ground Floor
Approx. 90.4 sq. metres (972.8 sq. feet)



First Floor
Approx. 52.9 sq. metres (569.6 sq. feet)



Second Floor
Approx. 26.4 sq. metres (284.2 sq. feet)



Total area: approx. 169.7 sq. metres (1826.6 sq. feet)

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.

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

Winkworth

for every step...

winkworth.co.uk

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.