

MORDEN ROAD, LONDON, SE3 0AA
£1,675,000 FREEHOLD

TUCKED AWAY ON A PEACEFUL STRETCH OF THE SOUGHT-AFTER CATOR ESTATE, THIS EXCEPTIONAL FOUR BEDROOM, TWO BATHROOM, HOME HAS BEEN THOUGHTFULLY REIMAGINED AND EXTENDED BY THE CURRENT VENDORS TO CREATE A STUNNING, DESIGN-LED RESIDENCE OF REAL ARCHITECTURAL MERIT.

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DESCRIPTION:

This larger-than-usual Span house has been transformed into a beautifully connected, three-storey home, offering versatile living space that flows effortlessly inside and out. The striking rear extension anchors the property with a spacious, open-plan kitchen and dining area at garden level, complete with a bespoke built-in dining table and seating, kitchen island, feature lighting and polished concrete floors, and underfloor heating throughout (ground floor). Full-height glazing opens directly onto a landscaped 80ft rear garden, creating a real sense of harmony between the interior and exterior spaces. Also at ground floor level is a wide entrance hall with bespoke built-in coat and shoe storage, a guest WC, a dedicated utility/laundry room, and a practical bike store located in the front section of the original garage. Upstairs, a bright and airy first-floor lounge overlooks a feature sedum roof and the landscaped garden beyond, with direct access to a peaceful balcony, an ideal spot for morning coffee or evening reading. Clever reconfiguration has created generous family accommodation, including two identical bedrooms on the first floor alongside a newly created modern bathroom. The top floor provides two large double bedrooms, complemented by a striking vaulted ceiling landing with cleverly integrated bookshelves. A beautifully designed bathroom sits at the heart of this level, featuring a vaulted ceiling and remote-controlled electric skylights that flood the space with natural light. Care has been taken to honour the home's 1960's roots. The original teak staircase has been lovingly restored, while new additions including energy-efficient insulation, a water softener, new heating system, radiator covers and upgraded joinery, blend effortlessly into the architectural language of the property. Throughout, simple materials and warm tones evoke the timeless spirit of Span design.

Thanks to its enviable end-of-terrace position, the house enjoys a wider-than-average plot with gated storage area to the side. To the rear the beautifully landscaped west-facing garden extends to approximately 80ft. Thoughtfully designed, the garden features a generous terrace, vibrant flower beds, manicured lawn, feature lighting, and a built-in irrigation system. A gated side area provides discreet storage, while a raised rear bed offers excellent potential to add a home office or summerhouse. There is also off street parking to the front.

With its rare blend of modern comfort, classic heritage, and intelligent design, this is a truly special home. Early viewing is essential.

Morden Road is a highly sought road within the prestigious private Cator Estate. 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 heath is just a two minute walk, and the fabulous Royal Greenwich Park is just 0.6 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history the old Royal Naval hospital, the Royal Observatory, 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 with Blackheath Station giving access to London Victoria, 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 within reach.

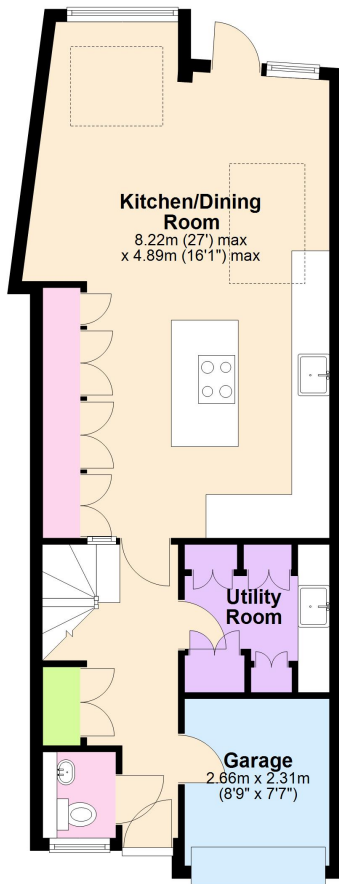
Brooklands Primary School is 425 metres and close by are several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles).





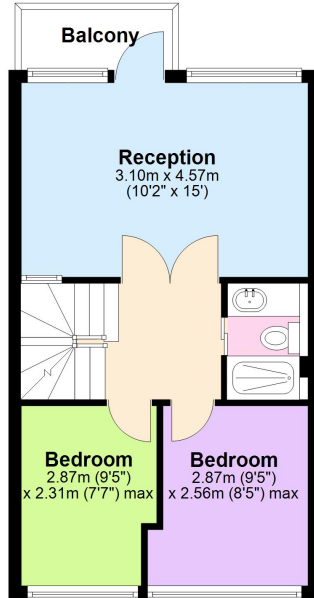
Ground Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



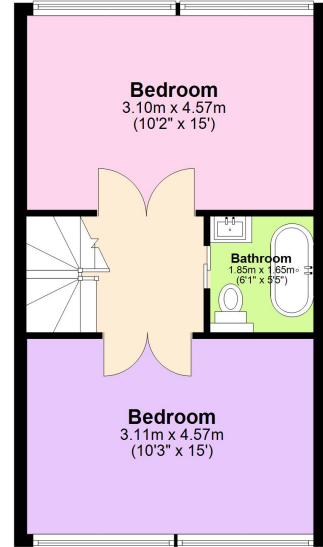
First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Second Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 132.9 sq. metres (1430.4 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.

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

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