



Glenluce Road, Blackheath, London, SE3

£895,000 *Share of Freehold*

3 2 1

With direct access onto a superb 33ft private garden, this beautifully presented ground floor Victorian conversion provides 1,395 sq.ft with three bedrooms and is located on this popular tree lined road close to Greenwich Park and Westcombe Park Station.

KEY FEATURES

- huge period conversion
- 1,395 sq.ft
- ground floor
- private landscaped garden
- high ceilings
- off street parking
- share of freehold



Blackheath

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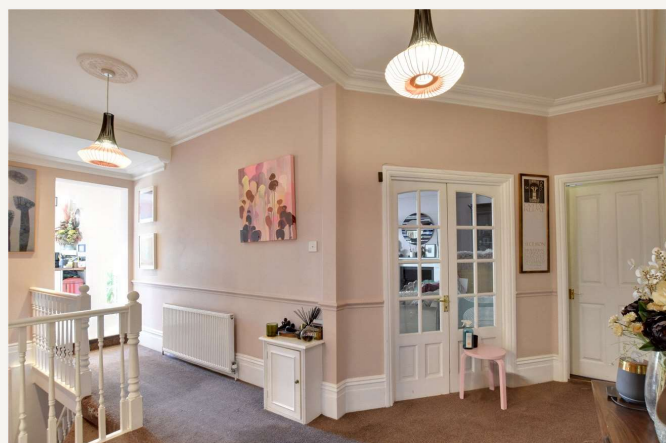
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A beautifully proportioned, split-level garden flat with flexible three bedroom accommodation and a private, landscaped garden. Spanning about 1,395 sq ft / 129.6 sq m, the layout celebrates volume and light, flowing from an elegant bay-fronted living room (17'3 x 16'3) into a separate dining space (16'3 x 13'6) and a striking garden room beneath twin skylights. The kitchen is smart and practical (14'3 x 7'9), while the statement bath/shower room and separate WC add a touch of luxury. Two generous bedrooms sit on the raised ground floor (16'9 x 12'3 and 11'6 x 9'9), with stairs down to a further naturally lit room on the lower level (13'6 x 7'3) that makes an ideal study, studio or occasional third bedroom. Outside, the private garden is a serene extension of the living space, thoughtfully hard-landscaped with broad terraces, planted borders and an ornamental pond, measuring roughly 33' x 30'. There is off-street parking to the front and the property is Share of Freehold within a small, well-kept building of just three homes

Glenluce Road is a popular road within the Westcombe Park area in Blackheath. The property is within 750 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1.04 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, 200 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 500 metres away, (regular trains into Central London in 15 minutes, 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: Share of Freehold
Term: 995 year and 0 months
Council Tax Band: D
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply

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		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

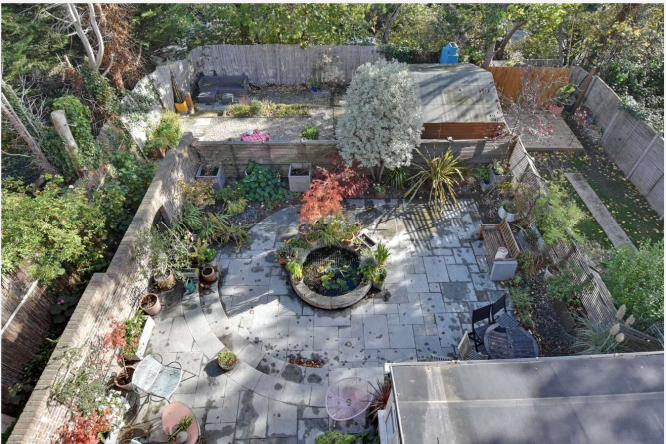


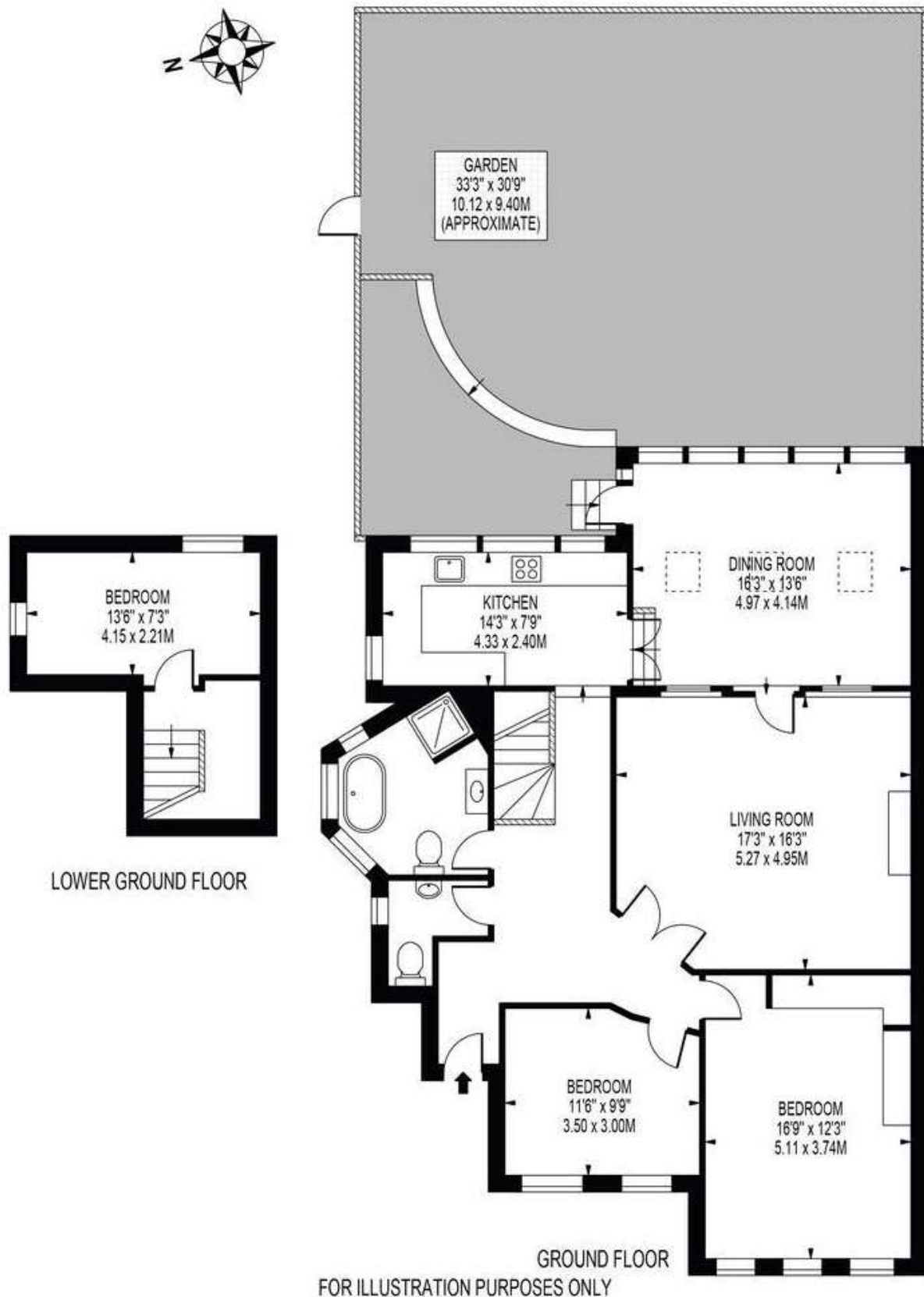
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA240661>

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.





APPROXIMATE GROSS INTERNAL FLOOR AREA: 1395 SQ FT - 129.58 SQ M

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