

**LANGTON WAY, BLACKHEATH, LONDON, SE3 7JR**  
**GUIDE PRICE £900,000-£965,000 FREEHOLD**

LOCATED ON THIS HIGHLY SOUGHT AFTER PRIVATE ROAD JUST OFF THE HEATH AND SOLD CHAIN FREE, IS THIS FANTASTIC THREE BEDROOM, TWO BATHROOM, TWO RECEPTION HOUSE WITH A MODERN STYLE BLENDED WITH ITS ORIGINAL COACH HOUSE CHARM AND BOASTING A SOUTH FACING COURTYARD GARDEN AND LARGE ROOF TERRACE.

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## DESCRIPTION:

Spanning an impressive 1,756 sq.ft and arranged over two floors, the accommodation comprises; entrance porch and hall with plenty of built in cupboards and downstairs WC, a huge bright and airy 23'2 reception room with glazed windows and doors to the garden, a good size modern kitchen, separate dining room, large study which also has direct access to the front and a laundry room. Upstairs is a fantastic master suite with huge bedroom, built in wardrobes, makeup closet, separate dressing room, ensuite shower room and direct access to a 23'1 south facing roof terrace. There are two further bedrooms, both with built in wardrobes, a Jack and Jill ensuite shower room and a separate WC. Outside to the rear is a 28'9 x 17'1 south facing courtyard garden with a patio courtyard to the front.

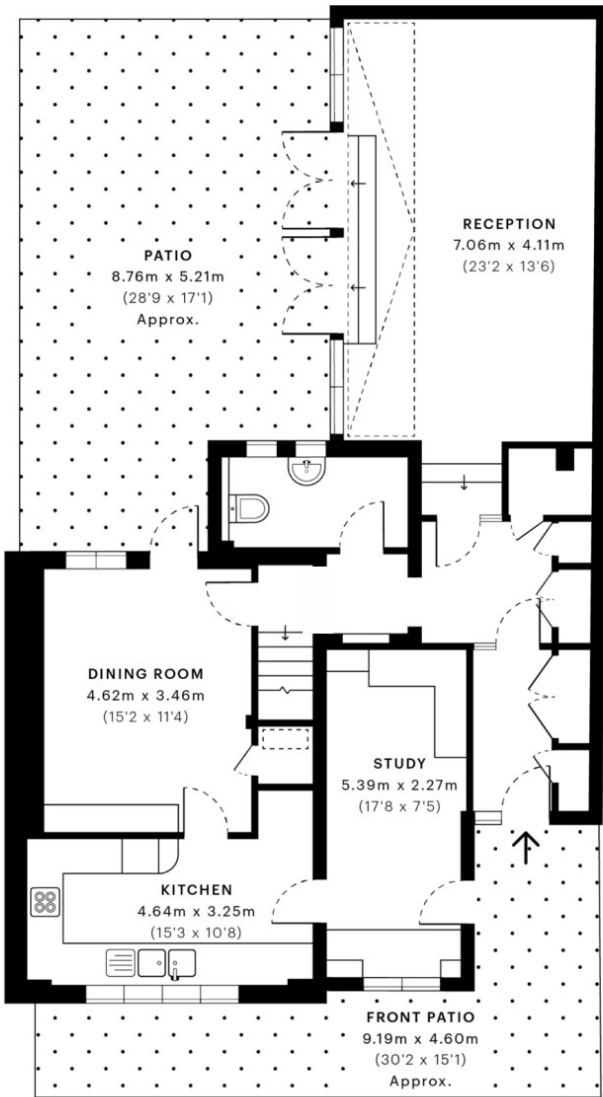
This lovely, sunlit home could be your perfect entertaining and art gallery space. Its historic character combined with the large, contemporary extension makes this house unique. The Coach House arch is still evident in front, and the original key still hangs inside the front door. There is no chain and your immediate viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Langton Way is a sought after private road and the property is located just 750 metres from the Heath and 0.75 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.55 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 (1.5 miles) and Eltham College (2.5 miles). There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 area 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.

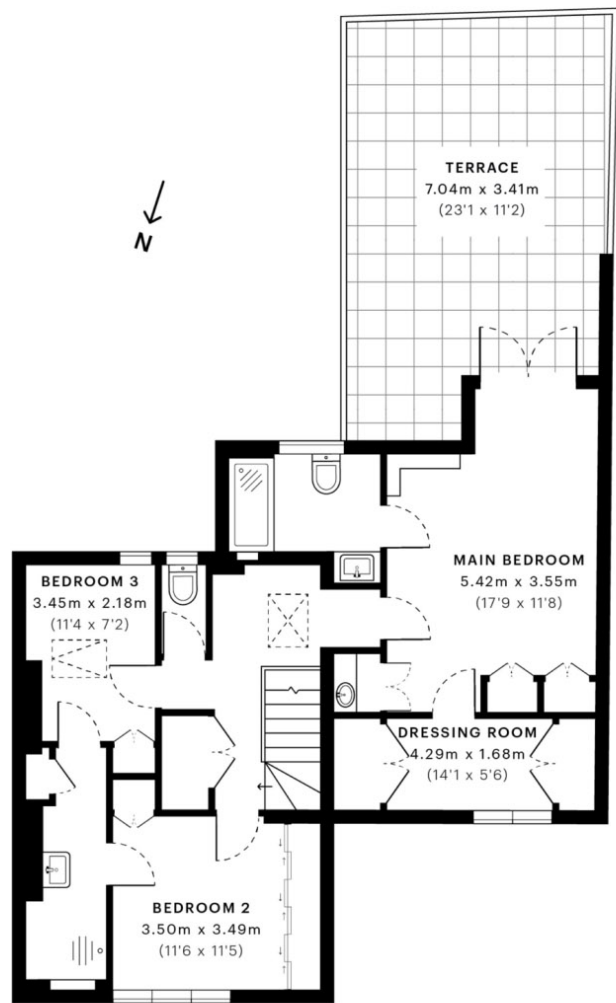




— Ground Floor



— First Floor



Langton Way, SE3

CAPTURE DATE 29/09/2022 LASER SCAN POINTS 238,397,487

GROSS INTERNAL AREA

163.16 sqm / 1756.24 sqft

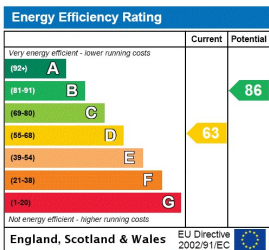
 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
163.16 sqm / 1756.24 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
149.33 sqm / 1607.37 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
21.23 sqm / 228.52 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.46 sqm / 4.95 sqft

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.



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