



**KIDBROOKE PARK ROAD, BLACKHEATH, SE3 0LW**  
**OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD**

**A SPACIOUS AND CHARACTERFUL TOP-FLOOR PERIOD  
 CONVERSION WITH SHARE OF FREEHOLD, OFFERING FANTASTIC  
 POTENTIAL TO RECONFIGURE AND RENOVATE TO YOUR OWN  
 TASTE. CHAIN-FREE, WITH OFF-STREET PARKING AND A  
 MAGNIFICENT WEST-FACING COMMUNAL GARDEN.**

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

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### DESCRIPTION:

Occupying the entire top floor of this impressive Victorian building, the flat spans over 800 sq.ft of versatile space and enormous scope for modernisation. Currently arranged as a one-and-a-half-bedroom flat, the layout includes a generously sized main bedroom with an adjoining room, ideal as a dressing room, study, or potential second bedroom. In our opinion, the flat could easily be reconfigured into a full two-bedroom home, with space to explore creating a second bathroom, subject to necessary consents.

The reception room is a particular highlight: an expansive, light-filled space with large windows, bespoke built in storage and plenty of room to create a stylish living and dining area. The kitchen and bathroom will need replacing offering an exciting blank canvas for those looking to add value.

The property benefits from a share of the freehold, off-street parking, and access to a truly superb west-facing communal garden.

A rare opportunity to create a stunning period home in a prime location. Early viewing recommended.

### AT A GLANCE

- two bedrooms
- top floor
- off street parking
- chain free
- share of freehold
- communal garden
- moments from Blackheath Village & station
- close to Greenwich Park

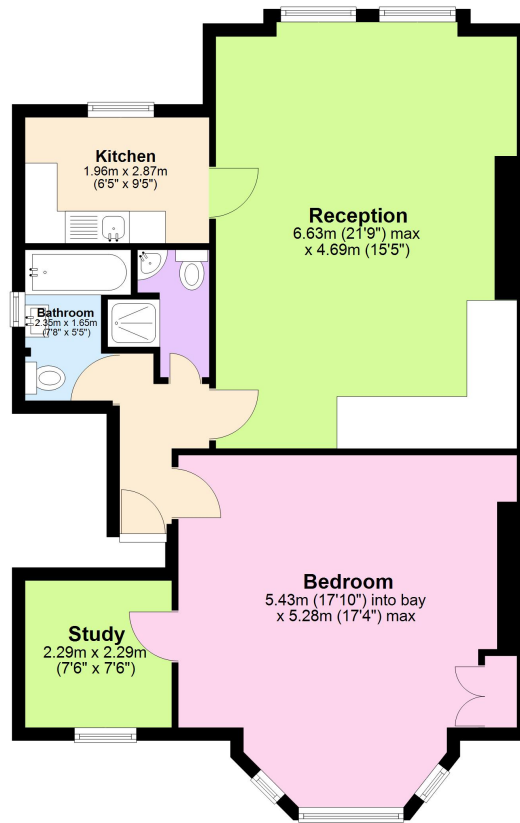






## Top Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 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		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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