



Brooklands Park, Blackheath, London, SE3

£1,750,000 *Freehold*

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A detached 1930s house on the private Cator Estate with a wonderful 95ft south-west facing garden, offered chain free and brimming with scope to extend and re-plan (STPP). In one family's ownership for many years, it's ready for a thoughtful refresh and has the scale to become a forever home.

KEY FEATURES

- detached 1930's house
- private Cator Estate
- chain free
- Approx. 2,188 sq.ft / 203 sq.m
- three double bedrooms
- two reception rooms
- 95ft south-west facing



Blackheath

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Set well back behind a broad drive and planted front garden, the house opens to a generous reception hall. A bright front sitting room with deep bay and fireplace (about 17'0 x 11'8) is balanced by a separate dining room (11'4 x 14'6) that flows into a full-width garden room/conservatory (24'6 x 10'0), an effortless everyday link to the outside. The kitchen (13'10 x 9'6) sits alongside with a utility and side door, plus a guest WC. There is internal access to the 19'8 integral garage and a useful adjoining workshop.

Upstairs are three well-proportioned bedrooms, the principal a broad, bayed room (12'10 x 18'1), together with a family bathroom and an unusually wide landing that invites reconfiguration, a natural place for an en-suite, second bathroom or even a fourth bedroom, subject to consent.

The garden is the showpiece: around 95ft, private and mature, with broad terraces, sweeping lawn and established borders that soak up the afternoon and evening sun. It's a superb canvas for landscaping and future enlargement while preserving the home's period character.

In all, approximately 2,188 sq.ft/203 sq.m including the garage and garden room, chain free, and an exceptional opportunity to shape a forever family home.



Brooklands Park is part of the prestigious Cator Estate, is just 1/4 mile (10 mins walk) from picturesque Blackheath Village with its array of boutique shops, farmers market, fine restaurants, wine bars and railway station.

The fabulous Royal Greenwich Park is just 1.05 miles over the Heath with the Royal Observatory, and below is Greenwich town centre , which also maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Queens house by Inigo Jones, 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 from Blackheath Station to London Bridge, Charing Cross, Canon Street and Victoria all within 20 mins ride and 3 minutes connection to the DLR at Lewisham. Regular far reaching bus routes are also available , and along the Thames, there are Uberboat services, a foot tunnel and cable car making Canary Wharf, the City and central London just minutes away. Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close served by North Greenwich underground station connecting to the Jubilee and Elizabeth tube lines

The area also benefits from many good schools with the Ofsted outstanding Brooklands Primary (0.1 miles) and John Ball Primary Schools, (0.49 miles) both very close by, as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Senior School, Colfe's (1.1 miles) and Eltham College (2.2miles).

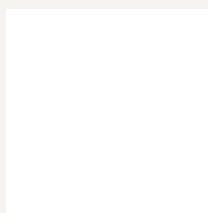
Service Charges (Cator Estate charge) £608 pa

Local Authority: Greenwich

Tax Band: G

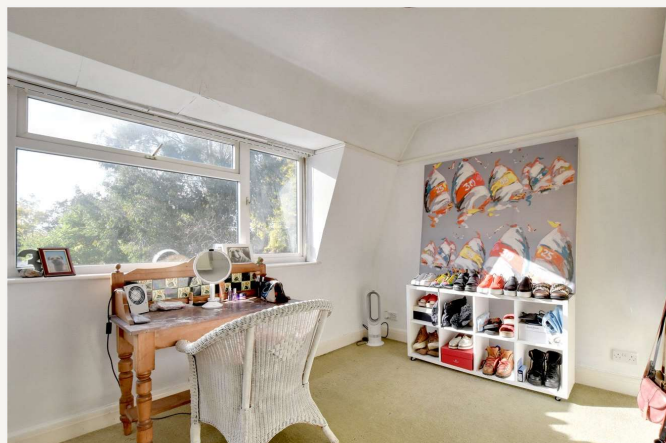


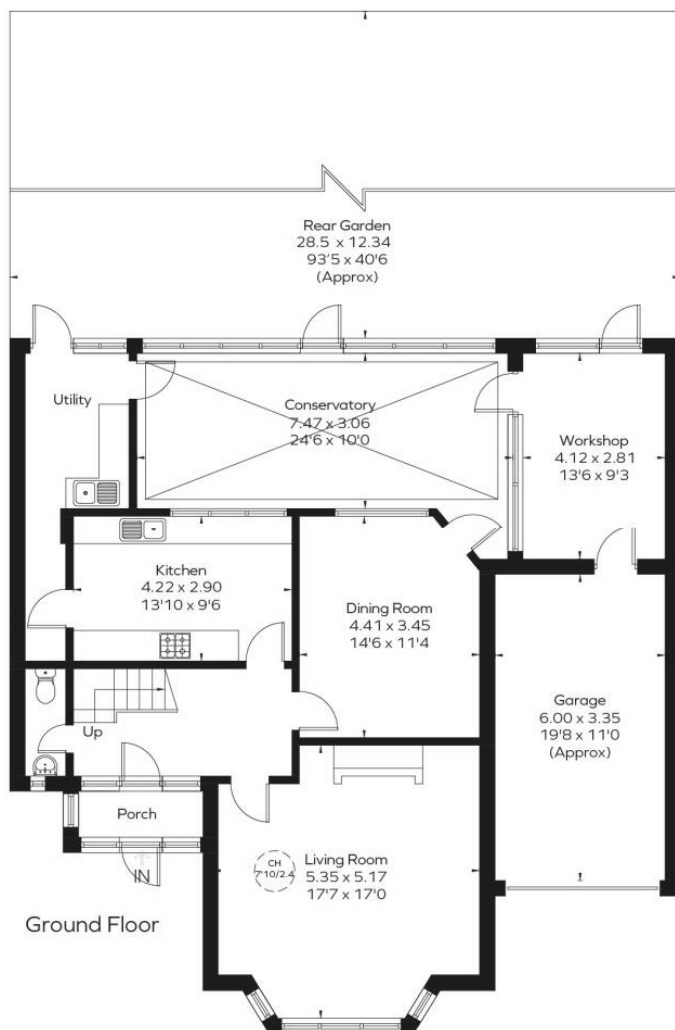
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Ground floor = 1496 sq. ft. (139.0 sq. m.)

First floor = 692 sq. ft. (64.3 sq. m.)

Total = 2188 sq. ft. (203.3 sq. m.)



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