



## Eton Grove, London, SE13

Guide Price £1,750,000-£1,800,000 *Freehold*

Tucked away in Eton Grove, within the Blackheath Conservation Area, this impressive early Victorian semi-detached home is widely regarded as the largest house in the terrace, offering wonderfully generous proportions and a layout that works brilliantly for modern family life.



### KEY FEATURES

- early Victorian semi-detached
- Blackheath Conservation Area
- widely regarded as the largest house in the terrace
- approx. 2,008 sq ft arranged over four floors
- private rear garden with side access
- chain free
- sought-after cul-de-sac moments from the Village



**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...



Arranged over four floors and extending to approximately 2,008 sq ft (186.6 sq m), the house immediately impresses with its sense of width and light. The ground floor is centred around two elegant reception rooms, each with high ceilings, large sash windows and attractive period fireplaces, providing the perfect blend of formal entertaining space and relaxed, everyday living (ideal as a front sitting room with a separate family snug/playroom).

Downstairs, the lower ground floor becomes the social heart of the home, with a spacious kitchen running beautifully into a large reception/dining space, creating a superb setting for family meals, homework, and entertaining. There is excellent storage and worktop space, integrated appliances, and doors that lead out to the garden, so the inside and outside feel naturally connected. A separate utility room and a bathroom on this level add a really practical layer to the day-to-day.

The upper floors provide exceptional bedroom accommodation, with six bedrooms arranged across the first and second floors, plus a separate WC and a further family bathroom, perfect for larger families, guests, or those needing work-from-home flexibility.

To the rear is a private garden with side access, offering a peaceful outdoor retreat, ideal for summer dining, children's play, or simply enjoying the quiet setting of this sought-after cul-de-sac.

This wonderful family home is sold chain free and sure to be very popular.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** G

**EPC rating:** tbc

**Is the property listed:** Property is not listed

**Utilities:**

**Electricity supply:** Mains

**Sewerage supply:** Mains

**Water supply:** Mains

**Rights & Easements:**

**Does the property have any easements:** Property does not have easements

**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

The property is located just a few minutes' walk from Blackheath Village (0.3 miles) with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a few minutes walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from 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 Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.75 miles Lewisham) 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 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 Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.

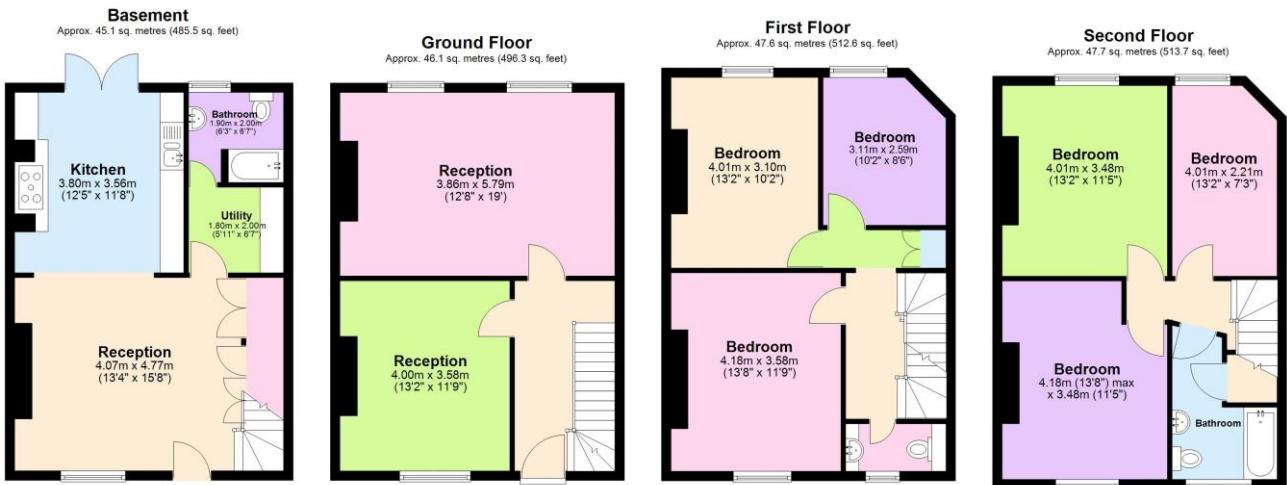


For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260066>

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.



Total area: approx. 186.6 sq. metres (2008.2 sq. feet)

**Blackheath**  
0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...