



**GLENLUCE ROAD, BLACKHEATH, LONDON, SE3 7SD**  
**£1,950,000 FREEHOLD**

**AN IMPRESSIVE AND VERY LARGE FIVE/SIX BEDROOM, TWO BATHROOM, SEMI-DETACHED EDWARDIAN HOME FINISHED TO A VERY HIGH STANDARD. LOCATED JUST 360 METRES FROM WESTCOMBE PARK STATION AND SOLD CHAIN FREE.**

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## DESCRIPTION:

This wonderful home spanning 2,201 sq.ft, has been extensively refurbished in recent years and is in excellent decorative order. Features include high ceilings, cornicing, feature fireplaces, wood flooring, bespoke storage, double glazed windows with plantation shutters and gas fired central heating with feature radiators.

Arranged over three floors, (plus a cellar), the accommodation comprises; a large entrance hall, elegant front reception room and a stunning kitchen diner/family room into the extension with bi-folding doors, skylights and under floor heating. The luxury kitchen boasts quartz worktops, island, and high-end integrated appliances. There is a boot room, separate utility room, downstairs WC and access to a cellar. **The first floor** provides two large bedrooms - a huge master with built in wardrobes, and double guest room with doors to a terrace overlooking the garden. There are two luxury bathrooms one with double walk-in shower, separate freestanding bath and his and her wash basins. **Finally, the top floor offers** two further double bedrooms and a play room/study/fifth bedroom and ample eaves storage. **To the rear** is a landscaped garden with artificial grass, flower beds and a shed to the rear. The current vendors have previously secured planning permission for a large summerhouse/gym with a basement at the end of the garden. There is off street parking to the front for two cars.

This is an incredible home and viewing is a must. The property is sold chain free. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

Glenluc 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 360 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.







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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