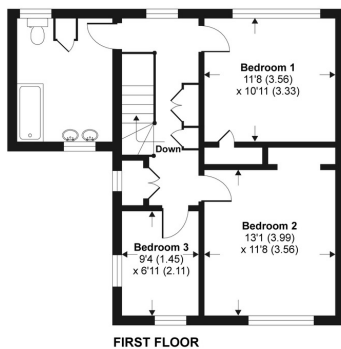


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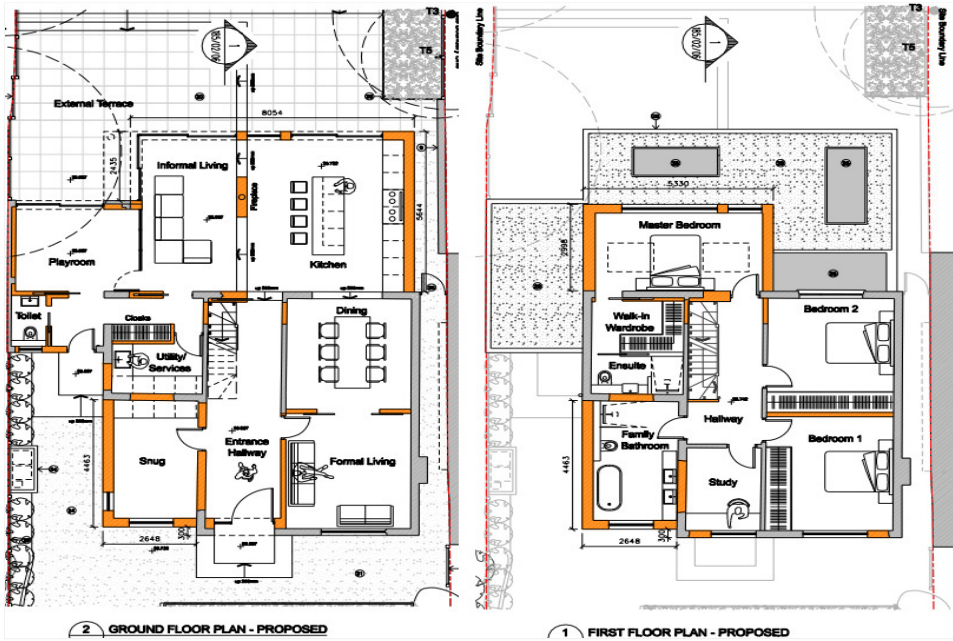
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Energy Efficiency Rating	
Current	Potential
87	87
A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	
Not energy efficient - higher saving costs England, Scotland & Wales EU Directive 2002/91/EC	

FOXES DALE, BLACKHEATH, SE3 9BQ
£1,900,000 FREEHOLD

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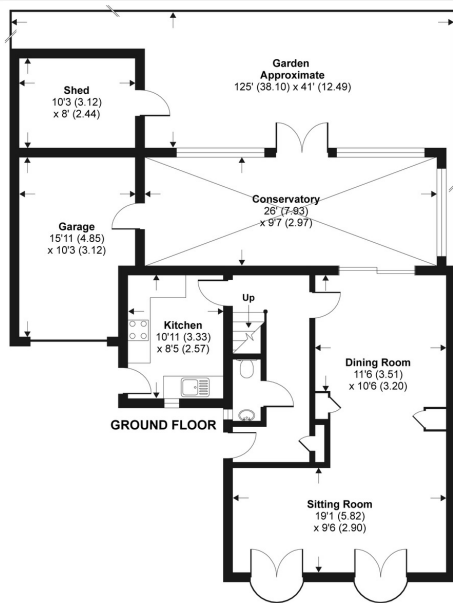
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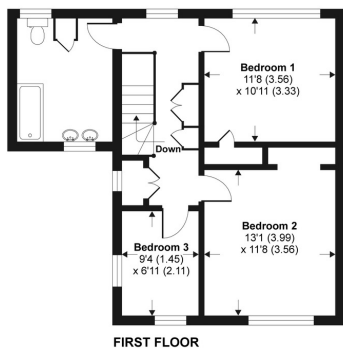
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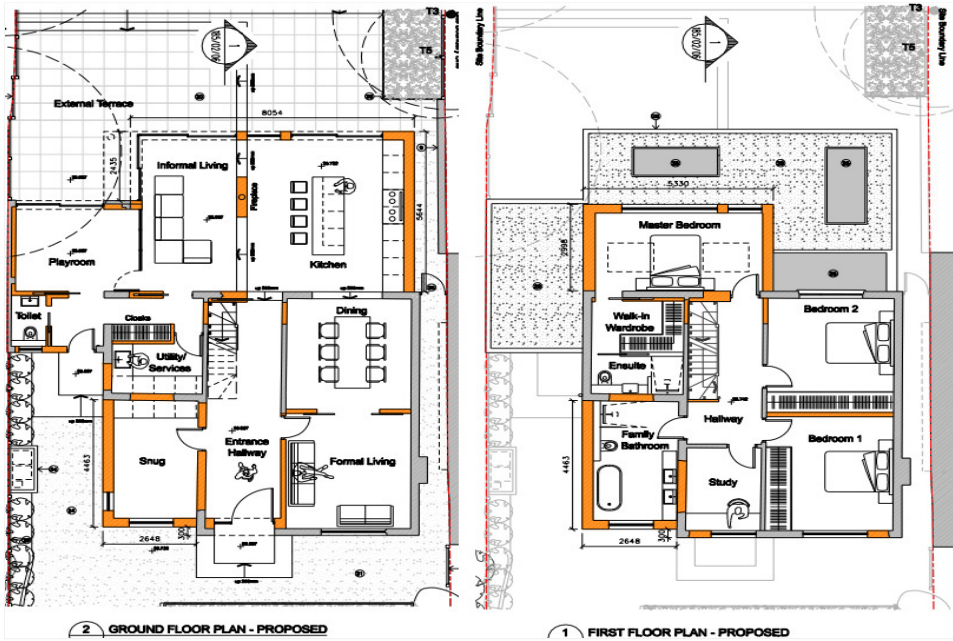
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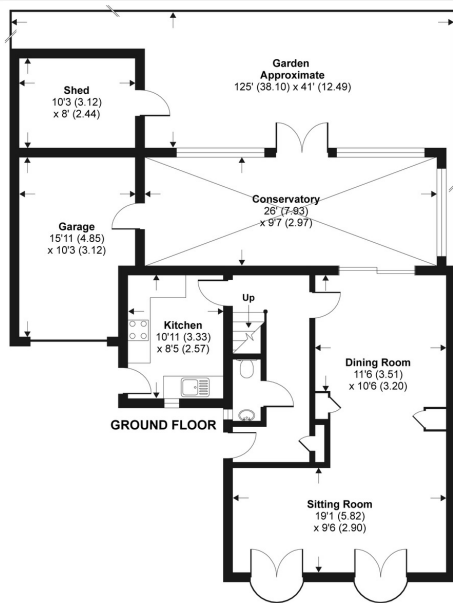
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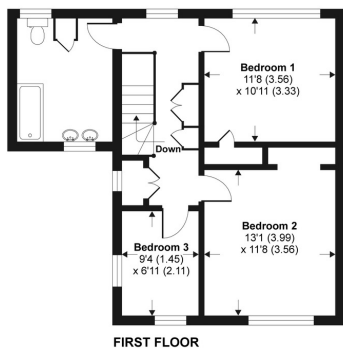
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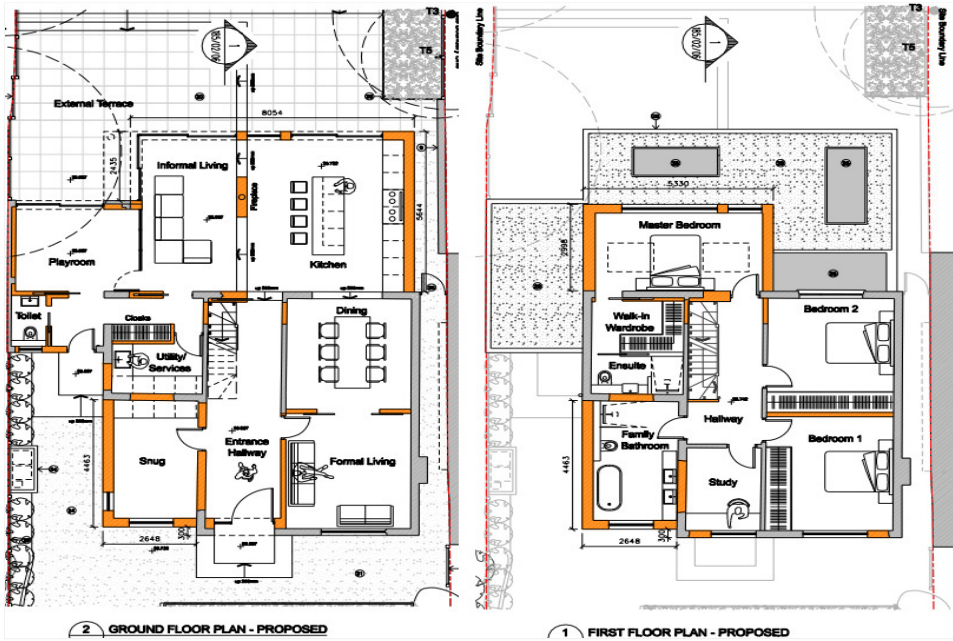
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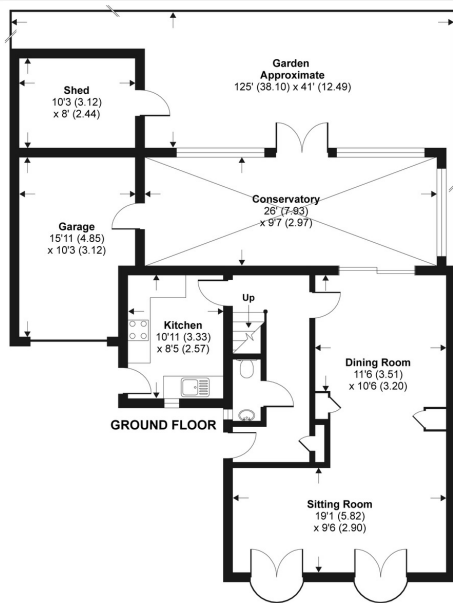
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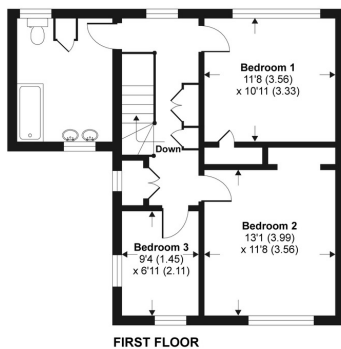
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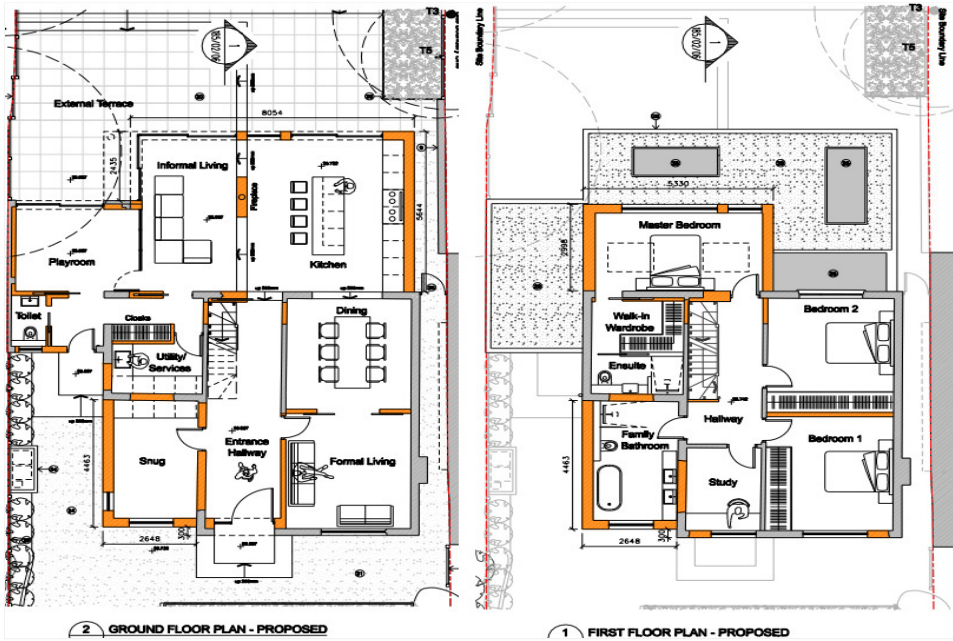
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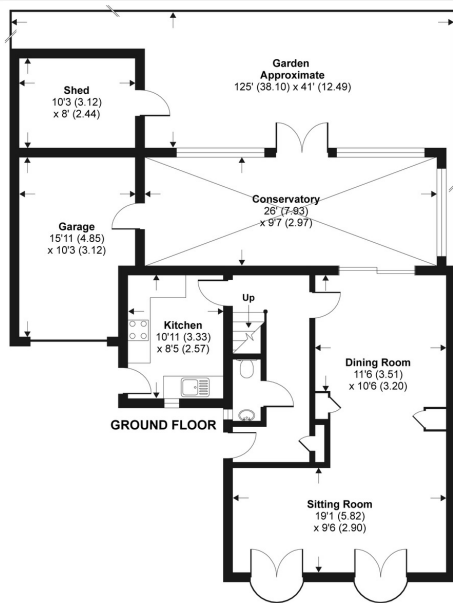
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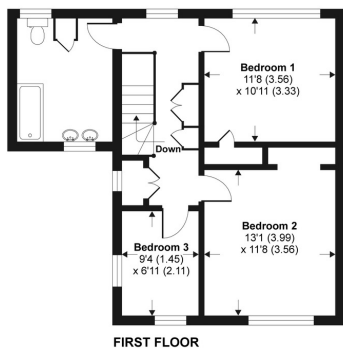
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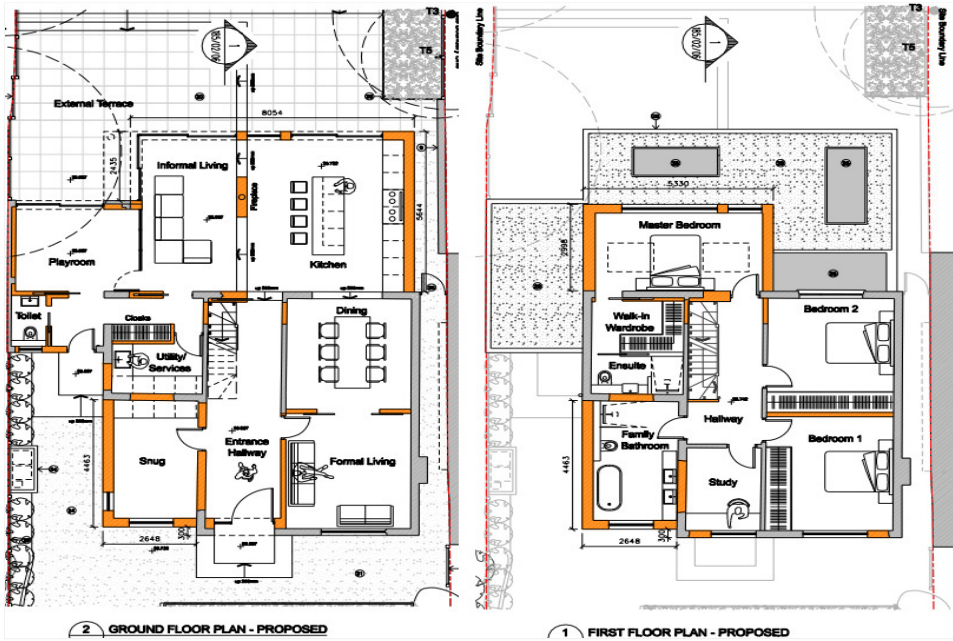
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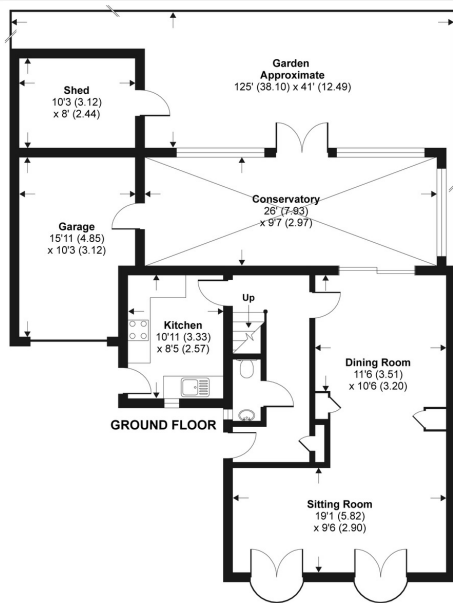
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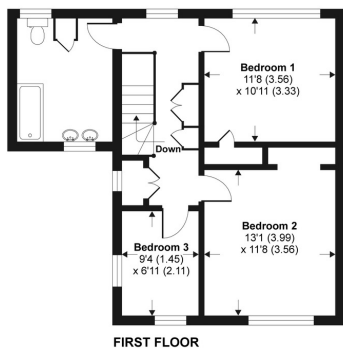
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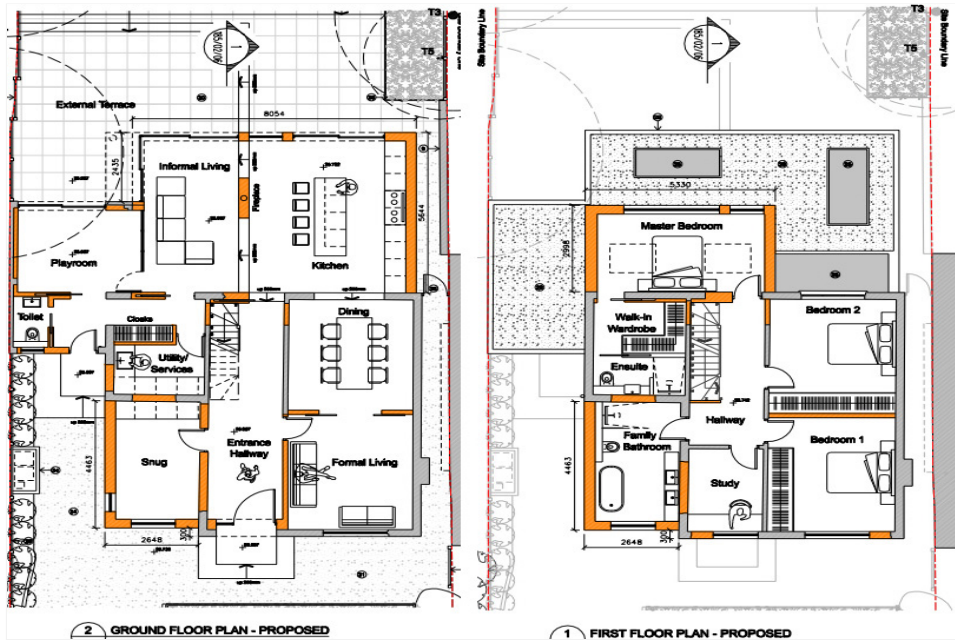
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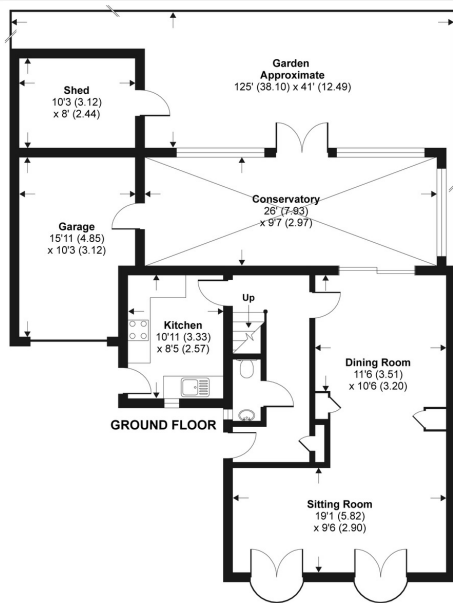
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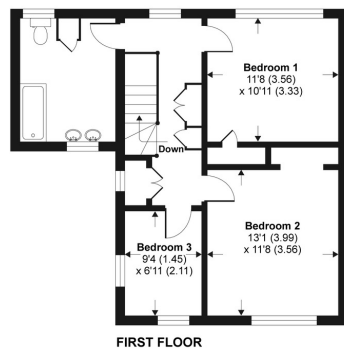
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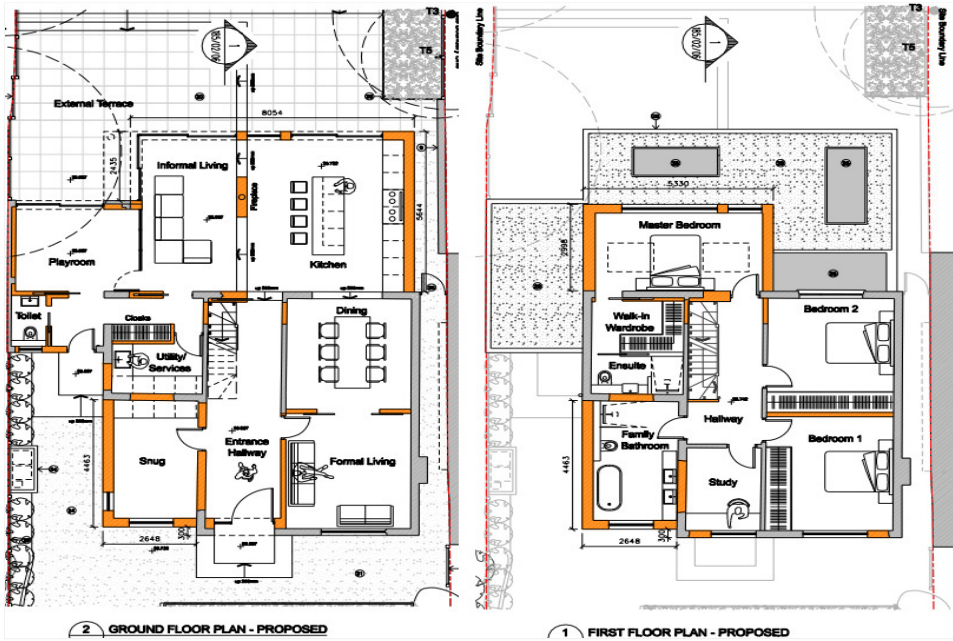
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The accommodation currently comprises; a large L-shape dual aspect reception room, separate kitchen and a downstairs WC. Upstairs there are two double bedrooms, one single and a large bathroom. A generous conservatory offers views over the 132ft west facing garden. There is a garage to the side and off street parking to the front.

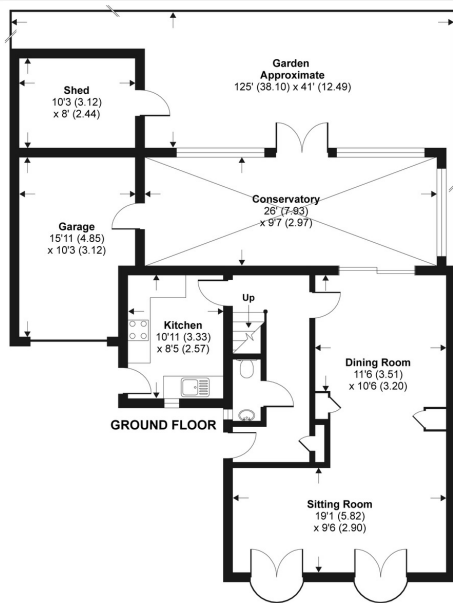
This house will be very popular and your immediate viewing is strongly advised. There is no chain.

Located on Foxes Dale and part of the prestigious Cator Estate, the house is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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.

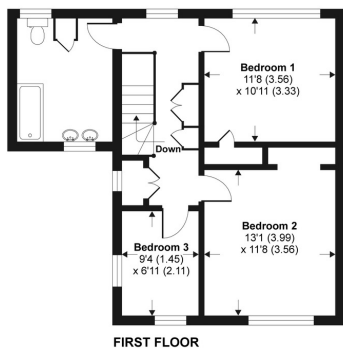
There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

The Ofsted outstanding Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both 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, Cofes (1.1 miles) and Eltham College (2.2miles).





Approximate Area = 1485 sq ft / 137.9 sq m
 Garage = 156 sq ft / 14.4 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 1724 sq ft / 160.1 sq m
 For identification only - Not to scale



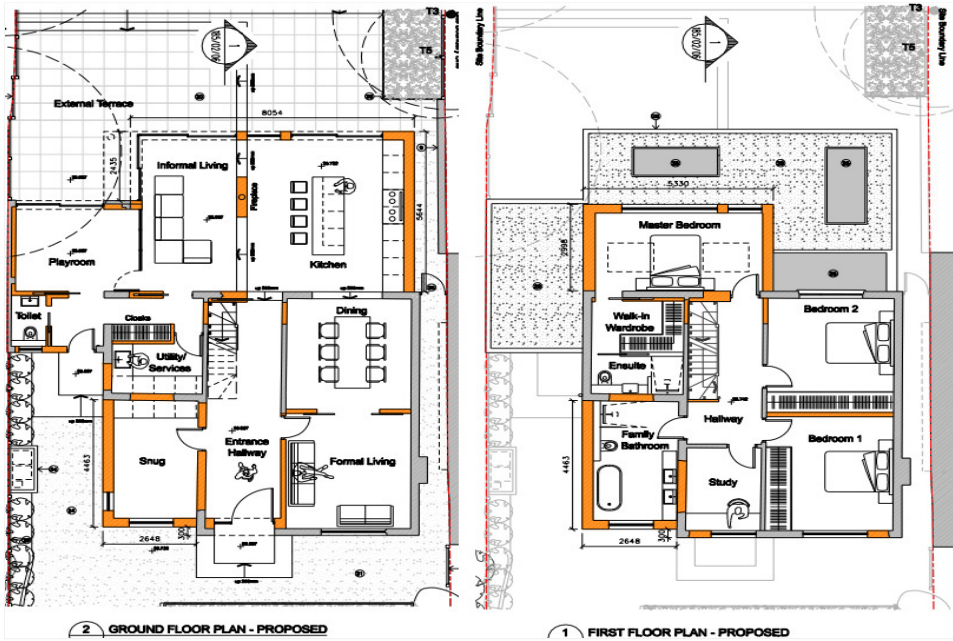
This floor plan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating	
Current	Potential
87	87
A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	
Not energy efficient - higher saving costs England, Scotland & Wales EU Directive 2002/91/EC	

FOXES DALE, BLACKHEATH, SE3 9BQ
£1,900,000 FREEHOLD

A RARELY AVAILABLE DETACHED HOUSE SOLD WITH PLANNING PERMISSION IN THIS HIGHLY SOUGHT AFTER ROAD WITHIN BLACKHEATH'S PRESTIGIOUS CATOR ESTATE. PLANS ARE IN PLACE TO EXTEND AND REMODEL PROVIDING UP TO FIVE BEDROOMS, THREE BATHROOMS AND FOUR RECEPTION ROOMS OVER THREE FLOORS.

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



DESCRIPTION:

This property comes with planning permission already in place, a process the current owners carefully navigated over three years. It offers a rare opportunity for buyers to fast-track their vision for the home while avoiding the complexities of starting from scratch. Of course, the property remains a versatile canvas for those who wish to explore alternative designs, benefiting from the groundwork already laid.

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