



**TRANQUIL VALE, BLACKHEATH, LONDON, SE3 0BP**  
**GUIDE PRICE £2,500,000-£2,750,000 FREEHOLD**

**AN EXQUISITE AND VAST, FOUR DOUBLE BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM, DOUBLE FRONTED SEMI-DETACHED PERIOD HOUSE SPANNING 3,000SQ.FT, LOCATED IN THE HEART OF BLACKHEATH VILLAGE AND WITH OUTSTANDING VIEWS ACROSS THE HEATH.**

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## DESCRIPTION:

The property is in excellent decorative order having undergone extensive refurbishment in recent years. Features include; very high ceilings, ornate cornicing, stunning feature fireplaces, wood flooring, feature radiators, sash windows and plantation shutters.

This elegant home is set over four floors, and the accommodation comprises; to the ground floor - a large entrance hall with utility room and cloakroom (WC), a huge 32'5 x 17'1 dual aspect reception room with bi-folding doors to the garden and a large second reception room currently used as a home office with expansive built in bespoke storage. Downstairs is a very large kitchen diner with high end kitchen, quartz worktops, range style oven, large dining area and a separate wine store and access to the front.

The first floor provides three large double bedrooms (two with Heath views) with one currently being used as a dressing room. There is a modern ensuite shower room to the rear bedroom and a very generous four piece family bathroom with a double walk-in shower and separate bath. Finally, the top floor boasts an enormous double aspect room, currently used as a very impressive reception/family room with the potential to divide the room to create two additional large double bedrooms if required.

Outside, there is a beautifully landscaped Japanese style garden with mature flowers, tree borders, large terrace and with rear access onto Camden Row as well as a large summerhouse currently used as a gym.

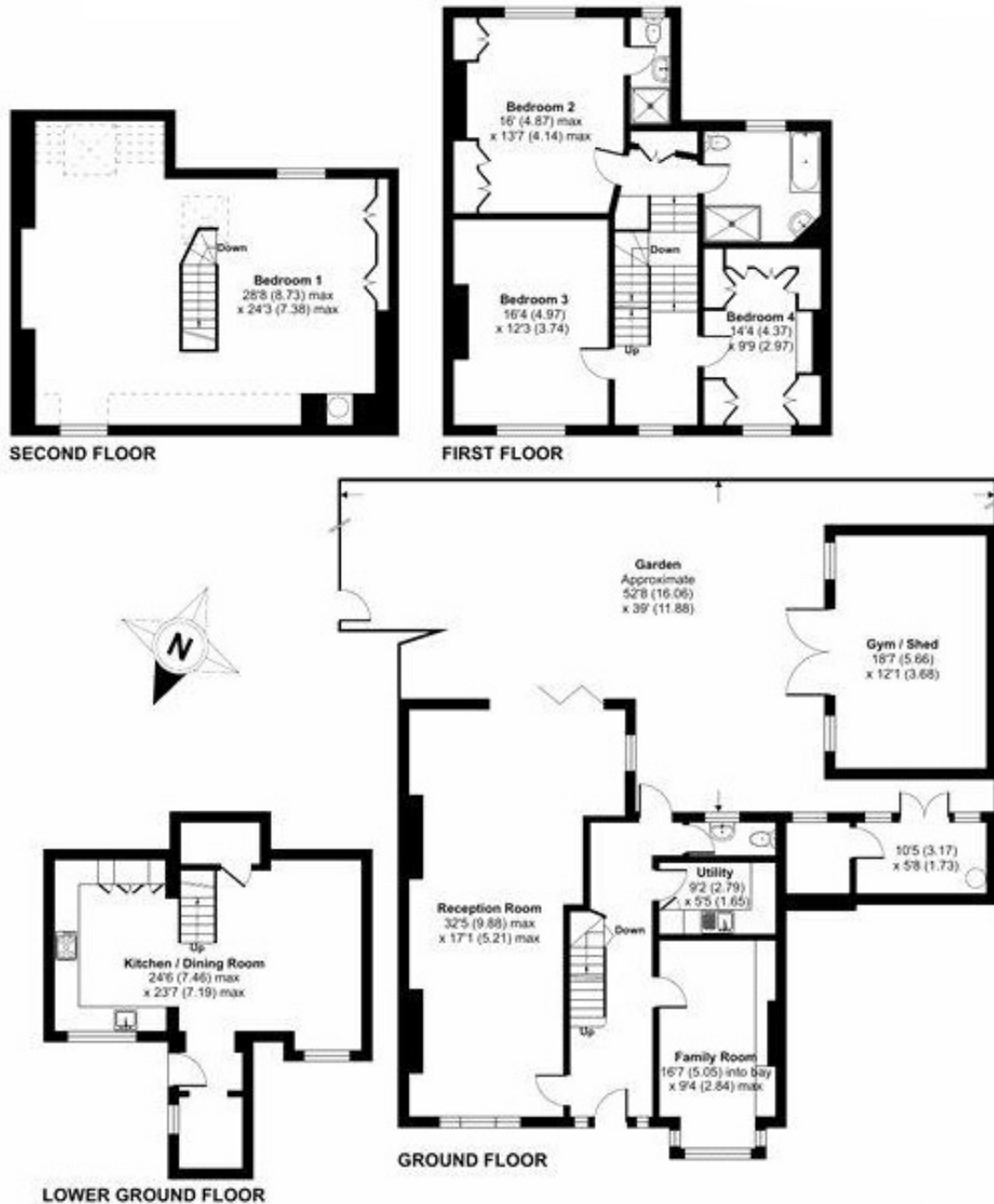
This is an impressive home and a very rare find. Your immediate viewing is essential. Video tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is located in the heart of Blackheath Village amongst an array of boutique shops, restaurants, bars, farmers market, and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 680 metres away 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. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.85 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 near by.

Close by 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 (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.







Approximate Area = 2616 sq ft / 243 sq m  
 Limited Use Area(s) = 94 sq ft / 8.7 sq m  
 Outbuilding = 314 sq ft / 29.1 sq m  
 Total = 3024 sq ft / 280.8 sq m  
 For identification only - Not to scale

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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