



**WESTCOMBE HILL, BLACKHEATH, LONDON, SE3 7DT**  
**GUIDE PRICE £950,000-£975,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED AND EXTENDED, FOUR  
BEDROOM VICTORIAN HOUSE WITH LARGE WEST  
FACING GARDEN LOCATED MOMENTS FROM  
WESTCOMBE PARK STATION.**

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### DESCRIPTION:

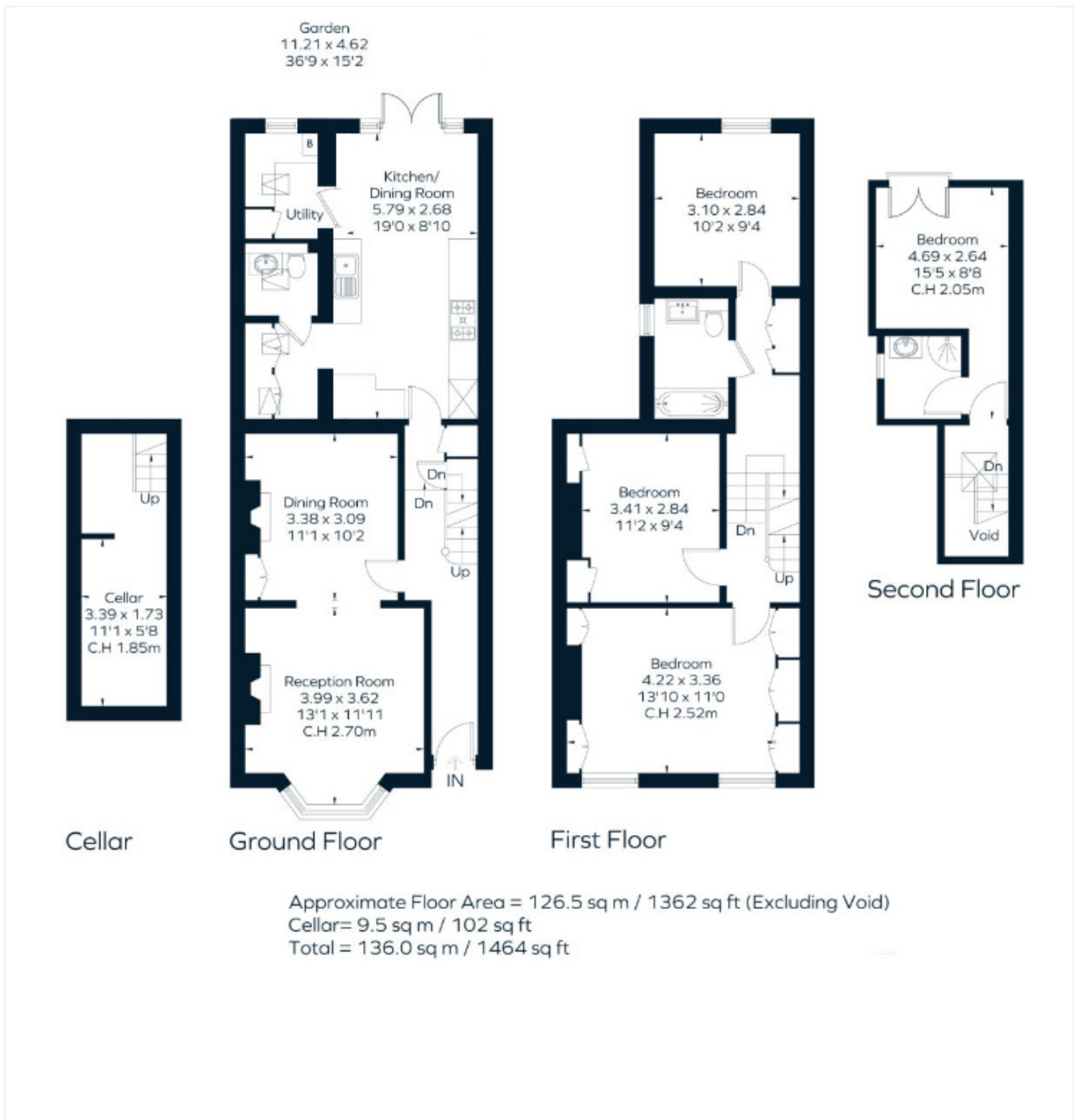
Spanning 1,464 sq ft. and arranged over three floors the property comprises; a large through reception room with feature fireplaces, a modern open plan kitchen/dining room with integrated appliances in addition to a separate utility room and downstairs cloakroom. The first floor offers three generously sized bedrooms and the main family bathroom. The second (top) floor has the final bedroom with en suite shower room. To the rear of the property is the large, West facing, low maintenance landscaped garden. Further benefits include period feature, double glazed sash windows, a cellar and gas fire central heating.

This is a wonderful family home and viewing is highly recommended. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

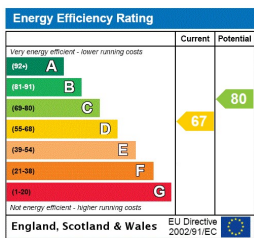
A great location to take advantage of local amenities in almost all directions. Walking south west, just 1.14 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 1.05 miles to the west you will find the historic Greenwich town centre, University of Greenwich, National Maritime Museum and Royal Greenwich Park. 800 metres to the south is Blackheath Standard, with daily conveniences including M&S Food Hall as well as many shops and restaurants. North you will reach Woolwich Road where you will find Greenwich Square Library and Leisure Centre which has a swimming pool. There is also a range of Artisan coffee shops and bakeries as well as a Co-op, Sainsbury's and Tesco local. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a few minutes' drive. Westcombe Park station with mainline and Thames Link services is just a 1 minute walk. With the DLR within easy reach from Greenwich along with the river boat and Jubilee Line at North Greenwich is just 1.3 miles away. Ofsted outstanding Halstow and Invicta Primary Schools are both within 300 metres.







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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