



BRANDRAM ROAD, LONDON, SE13 5RX  
**GUIDE PRICE £425,000-£440,000 LEASEHOLD**

AN OUTSTANDING GRADE II LISTED END OF TERRACE URBAN COTTAGE IS SET WITHIN THIS EARLY 19TH CENTURY GATED RESIDENTIAL DEVELOPMENT, OFFERING VIEWS OVER EXPANSIVE PRIVATE LANDSCAPED COMMUNAL GARDENS AND PROVIDING A REAL SENSE OF COMMUNITY, THIS BEAUTIFULLY REFURBISHED HOUSE IS JUST ½ MILE FROM BLACKHEATH VILLAGE.

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### DESCRIPTION:

An outstanding Grade II listed end of terrace urban cottage is set within this early 19th Century gated residential development, offering views over expansive private landscaped communal gardens and providing a real sense of community, this beautifully refurbished house is just ½ mile from Blackheath Village. Steeped in history, many of their original features remain whilst they have been wonderfully restored to provide a contemporary modern home.

Set over two floors, this one bedroom cottage features a living room with engineered wood flooring, original feature wooden panelling, and fireplace, along with a separate high-end luxury kitchen on the ground floor. The shaker-style kitchen boasts white quartz worktops, integrated Bosch appliances including a dishwasher and washer dryer, and a breakfast bar. Upstairs, you'll find a good-sized master bedroom with original wooden panelling and a stunning modern bathroom. At the rear of the home is a private courtyard perfect for entertaining in the evening. Additionally, there is a former coal bunker ideal for storing a bike. There is an exceptionally generous abundance of outside space, with the expansive green central communal gardens and woodland areas providing residents with a serene and ecologically rich outdoor space to socialise, relax, and engage in active outdoor pursuits.

The key for architects Feilden & Mawson was to always remember the original function of these Almshouses. They were built to create a sense of community and connection where residents would feel proud to belong, and this remains at the core of the development today. This is an impressive home within a beautifully restored and historic development. Immediate viewing is essential. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk) Situated just ½ mile from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.87 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark.





# TYPICAL ALMSHOUSE LEFT

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## GROUND FLOOR



## FIRST FLOOR



ROOM	METRES	FEET
Living Room	3.99 x 3.05	13' 1" x 10'
Kitchen	3.05 x 2.06	10' x 6' 9"
Bedroom	3.99 x 3.05	13' 1" x 10'
<b>Internal Area</b>	<b>47 sq m</b>	<b>507 sq ft</b>
Courtyard (Inc. Outbuilding)	13 sq m	136 sq ft

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.

