



**ABERDEEN TERRACE, BLACKHEATH, LONDON, SE3 0QX  
£3,750,000 FREEHOLD**

**SET IN THIS PRESTIGIOUS LOCATION ON THE EDGE OF THE HEATH AND JUST A SHORT WALK TO BLACKHEATH VILLAGE AND GREENWICH PARK, IS THIS SUBSTANTIAL FOUR STOREY SEMI-DETACHED EARLY VICTORIAN HOUSE SPANNING 3,832 SQ.FT WITH A LARGE SOUTH FACING GARDEN.**

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## DESCRIPTION:

In 1856 the architect John Whichcord Jnr designed a series of five huge semi-detached villas called Aberdeen Terrace, on the old site of the gardens of The Pagoda, purchased by the property developer, Lewis Glenton. As Neil Rhind, Blackheath's local historian put it, 'Grand houses for grand people, who would pay for fine prospects across the Heath to the north and the Kentish hills to the south'. The views from the house today are as glorious as ever.

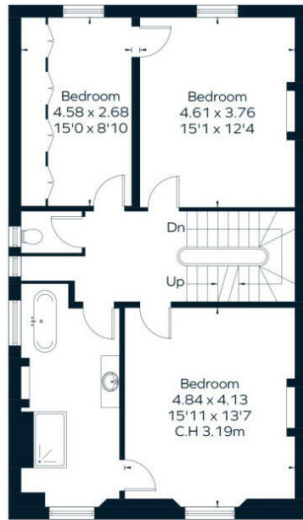
Entering through a welcoming side porch, you are greeted by an elegant central hallway that connects the main living spaces. The large front-facing kitchen, featuring expansive sash windows with captivating heath views, boasts a bespoke shaker-style design with a grand reception room across the hall, where a feature fireplace and bespoke built-in bookcases add character and warmth. The room is further enhanced by a stunning bay window that frames views over the extensive rear garden. The upper floors offer six generously sized bedrooms, with the views over the heath becoming more impressive as you ascend. Two bathrooms serve these floors, providing both functionality and comfort. On the lower ground floor, a thoughtfully designed one-bedroom flat, which remains connected to the main house but also has its own private entrance, offers flexible living or additional rental potential. The rear garden, a true oasis, stretches over 75 feet and enjoys a perfect south-facing aspect. A large patio leads onto a beautifully maintained lawn, surrounded by mature trees and planting, providing both privacy and tranquillity.

This exceptional home, brimming with character and period features, offers a unique opportunity to live in one of the area's most sought-after locations. Viewing is highly recommended. Video and virtual tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Aberdeen Terrace is one of the most sought after and exclusive addresses in the area and is located just a few minutes walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just a few minutes in the other direction 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. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are several highly sought-after Independent Schools close by including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). 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 professionals and commuters. The O2 is also close by.



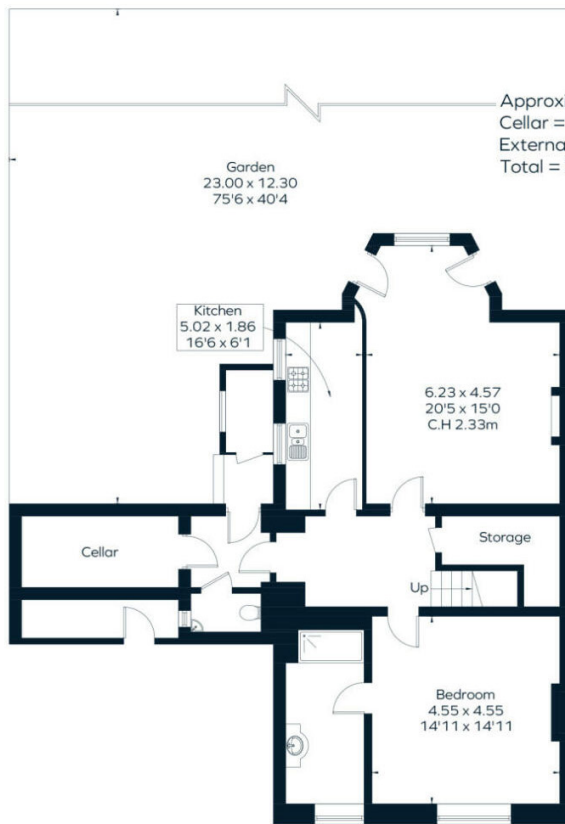




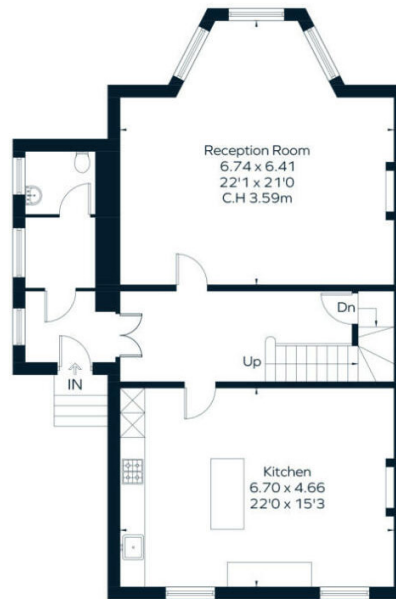
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Approximate Floor Area = 343.7 sq m / 3699 sq ft  
 Cellar = 6.6 sq m / 71 sq ft  
 External Store = 5.8 sq m / 62 sq ft  
 Total = 356.1 sq m / 3832 sq ft

Garden  
 23.00 x 12.30  
 75'6 x 40'4

Kitchen  
 5.02 x 1.86  
 16'6 x 6'1

6.23 x 4.57  
 20'5 x 15'0  
 C.H.2.33m

Cellar

Storage

Bedroom  
 4.55 x 4.55  
 14'11 x 14'11

Reception Room  
 6.74 x 6.41  
 22'1 x 21'0  
 C.H.3.59m

Kitchen  
 6.70 x 4.66  
 22'0 x 15'3

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>72</b>
	<b>46</b>
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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