

KIDBROOKE PARK ROAD, LONDON, SE3 0LR
GUIDE PRICE £2,500,000-£2,750,000 FREEHOLD

AN IMPRESSIVE AND VAST, SEVEN BEDROOM, THREE RECEPTION ROOM SEMI-DETACHED VICTORIAN HOUSE LOCATED VERY CLOSE TO THE HEATH. SET BACK FROM THE ROAD WITH AMPLE OFF-STREET PARKING, THIS SUBSTANTIAL FAMILY HOME IS COMPLEMENTED BY A BEAUTIFULLY MAINTAINED 123FT WALLED GARDEN, OFFERING BOTH PRIVACY AND ELEGANCE.

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DESCRIPTION:

The accommodation is spread over four floors and comprises; a grand entrance hallway leading to two generous reception rooms with original ornate cornicework and large sash windows, allowing for plenty of natural light. There is also a spacious study, perfect for working from home or as a quiet retreat. The garden level offers a well-equipped kitchen/breakfast room and a separate dining room, ideal for both family meals and entertaining.

On the first and second floors, you will find six large double bedrooms, including an en-suite to the principal bedroom, alongside a smaller seventh bedroom which works perfectly as a second study or nursery. The two bathrooms, one of which is en-suite, provide ample space and comfort for a growing family.

This stunning home also benefits from a cast iron veranda at the rear, accessed via elegant French doors, offering a charming spot to enjoy the outdoors with steps leading down to the expansive, well-manicured garden. The garden itself features a large paved terrace, perfect for al fresco dining, and a lawn bordered by mature shrubs and flowerbeds.

With its generous proportions, period charm, and prime location in Blackheath, this property is the ideal family home, offering space and character. This wonderful home is sure to generate a lot of interest, and immediate viewing is highly recommended. Video and virtual tours can be seen at Winkworth.co.uk

Kidbrooke Park Road is a popular spot and the house is located just 515 metres from the open heath, the newly rebuilt Kidbrooke Mainline station. The house is only ¼ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. Just 14 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to North Greenwich for the Jubilee line as well as access to the DLR, 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 fabulous Royal Greenwich Park is just 0.58 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.

Several highly sought-after Independent Schools are close by including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).

There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park and nearest of all Blackheath Common.



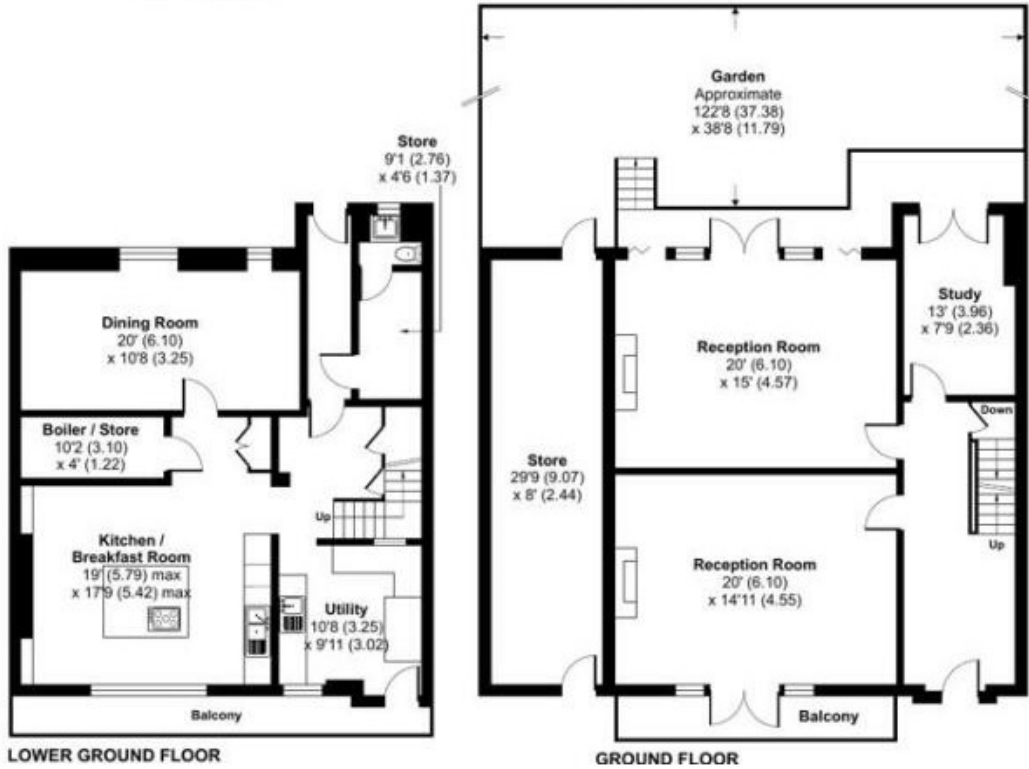
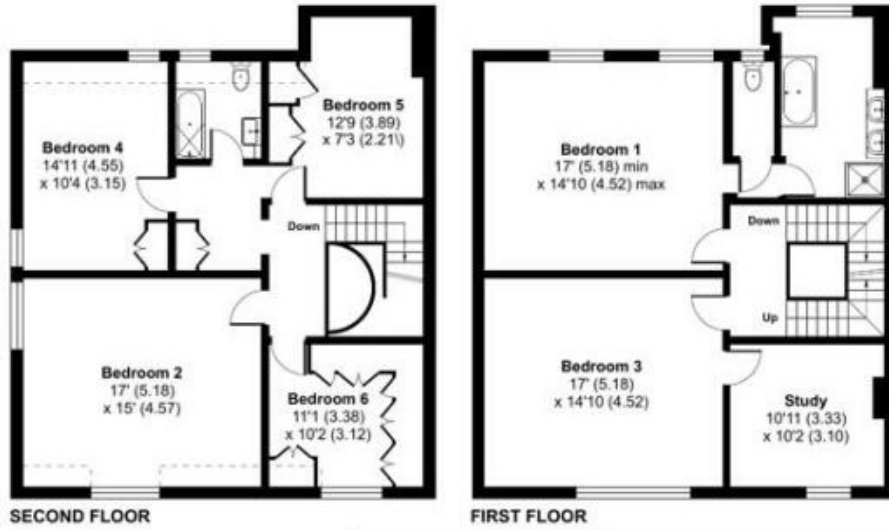




Denotes restricted head height

Approximate Area = 3492 sq ft / 324.4 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Outbuilding = 241 sq ft / 22.4 sq m
 Total = 3786 sq ft / 351.7 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
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 running costs	
56	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

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