



KIRKSIDE ROAD, BLACKHEATH, LONDON, SE3 7SQ
GUIDE PRICE £800,000-£850,000 LEASEHOLD

WITH DIRECT ACCESS ONTO A FANTASTIC 45FT SOUTH FACING PRIVATE GARDEN, IS THIS LARGE THREE DOUBLE BEDROOM, TWO BATHROOM, SPLIT LEVEL EDWARDIAN CONVERSION WHICH PROVIDES IN EXCESS OF 1,300 SQ.FT LOCATED ON THIS POPULAR ROAD CLOSE TO GREENWICH PARK AND WESTCOMBE PARK STATION.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

The property is generally in good decorative order although there is scope to enhance. Features include; high ceilings, wood flooring, corncicing, sash windows, shutters and gas fired central heating.

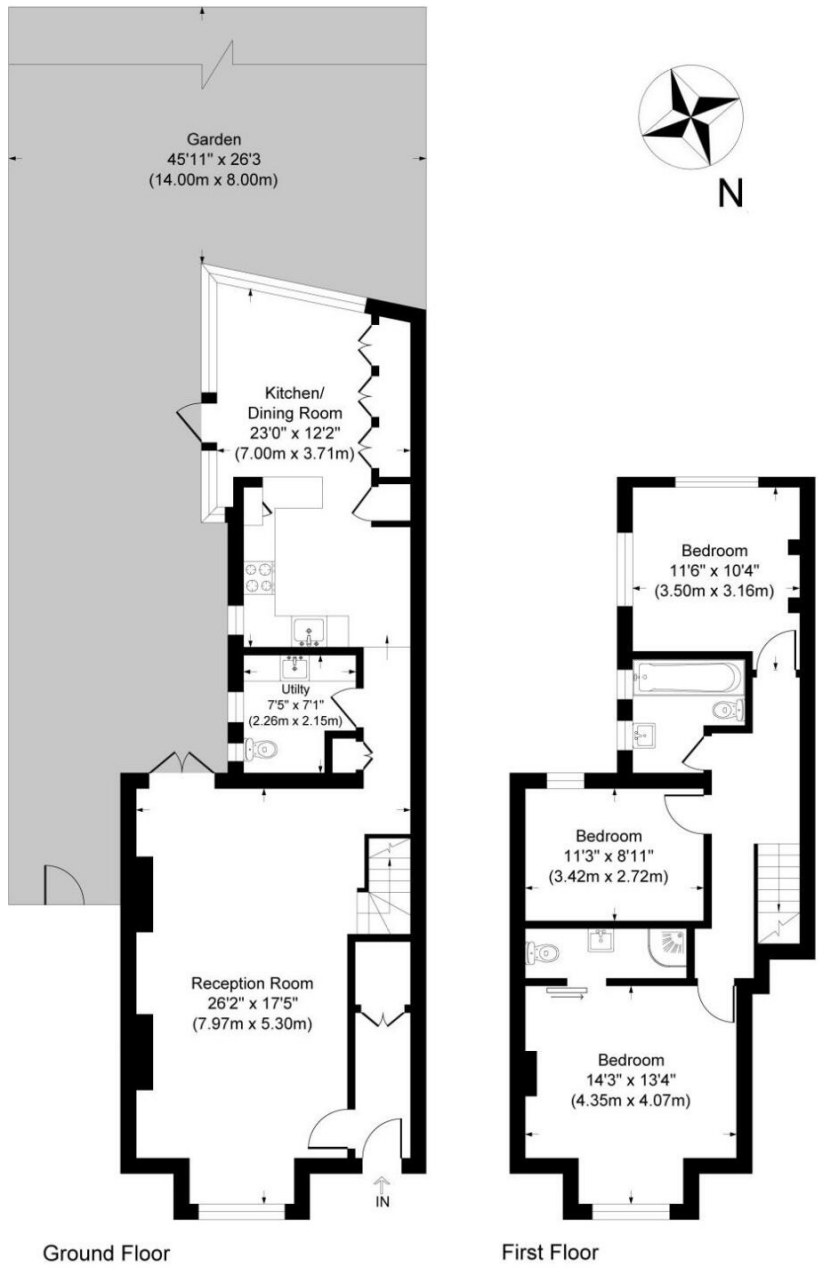
The accommodation is arranged over the ground and first floors of this end of terrace Edwardian house with a private entrance to the front and comprises; entrance hall with storage cupboard, a large 26'2 reception room with bay window to the front, an original fireplace surrounded by bespoke alcove storage and a French door to the garden. To the rear is a superb 23'0 kitchen/diner with floor to ceiling glass windows into the extension and overlooking the garden. The modern kitchen has plenty of storage, integrated appliances and a slate worktop with a separate utility room and downstairs WC. Upstairs are three double bedrooms including a generous master with ensuite shower room and a family bathroom. To the rear is a 45'11 south facing garden mainly laid to lawn with rear patio, mature shrubs and side access.

This is a wonderful and spacious home and sold chain free. Your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

Kirkside Road is a popular road within the Westcombe Park area in Blackheath. The property is within 850 metres from both the Heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking southwest just 1 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. 0.75 miles to the west you will find the historic Greenwich town centre. Finally, 400 metres to the south is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 325 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities including Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.







Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 52.8 sq m / 568 sq ft
 Total = 123.7 sq m / 1332 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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