

# River Habitat



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Westcombe Park Road, Blackheath, SE3

Six Bedroom House

£1,500 pw

rh-westcombeparkrd7963-sel

A 3,300 Sq. Ft. Six Bedroom, 3 Reception, 4 Bathroom period house with substantial garden situated on Westcombe Park Road, a desired location a few minutes walk from Greenwich Park. The Westcombe Park Conservation Area is a sought after location to live as it provides plentiful benefits to its residents.



- \* 3,300 Sq. Ft.
- \* Fantastic garden
- \* Few minutes walk from Greenwich Park

A 3,300 Sq. Ft. Six Bedroom, 3 Reception, 4 Bathroom period house with substantial garden situated on Westcombe Park Road, a desired location a few minutes walk from Greenwich Park.

The Westcombe Park Conservation Area is a sought after location to live as it provides plentiful benefits to its residents. Not only is the area residential, quiet and leafy but also its situation just South of the Isle of Dogs makes it a focus point for the Canary Wharf Banker looking to find a 'Closer to Nature' trade-off for the family without too much of an expense in terms of commuting time. Schools abound with Pointers, Blackheath Girls School and Blackheath Prep short walks away. Large open green expanses such as the Heath Itself and Greenwich Park add to the appeal of the area. Shopping is not an issue with a strip mall on nearby Bugsby Way (Greenwich Peninsula) providing everything from B&Q to Sainsburys with M&S at nearby Blackheath Standard.

This particular house is located on the North Side of Westcombe Park Road close to Vanbrugh Hill and the eastern entrance (Maze Hill) of the park. The properties in the area consist largely of owner occupied houses with a few house to apartment conversions.

This house of circa 3,300 Sq. Ft. is particularly suited to a family, is modern appointed and oozes character from every corner. With a large sized garden, excellent finish, impressive layout and the perk of a home cinema room shouldn't you be making an appointment now?

Off-Street Parking at the front of the house.

Street Level Private Entrance.

## **GROUND FLOOR**

- ENTRANCE HALL
- FRONT LOUNGE (19ft X 13ft1)
- KITCHEN (15ft10 X 13ft)
- DINING AREA (11ft8 X 11ft6)
- BREAKFAST ROOM (12ft7 X 10ft1)
- UTILITY ROOM (12ft1 X 9ft7)
- GUEST CLOAKROOM (6ft X 3ft9)
- PLAY ROOM (12ft2 X 11ft)

## **LOWER GROUND FLOOR**

- HOME CINEMA (14ft8 X 12ft2)

## **FIRST FLOOR**

- LANDING
- MASTER BEDROOM (14ft7 X 14ft6)
- DRESSING ROOM (24ft6 X 11ft6)
- EN-SUITE (12ft2 X 9ft6)
- SECOND BEDROOM (16ft7 X 14ft7)
- EN-SUITE SHOWER ROOM (7ft2 X 3ft10)
- FIFTH BEDROOM (13ft4 X 10ft3)

## **SECOND FLOOR**

- LANDING
- THIRD BEDROOM (14ft8 X 14ft7)
- EN-SUITE BATHROOM (10ft11 X 6ft6)
- FOURTH BEDROOM (16ft6 X 10ft7)
- SIXTH BEDROOM (13ft5 X 11ft)
- BATHROOM (12ft3 X 9ft6)

## **GARDEN AND PATIO**

- Approximately 24 ft wide by 85 ft long including the extension.



### GROUND FLOOR

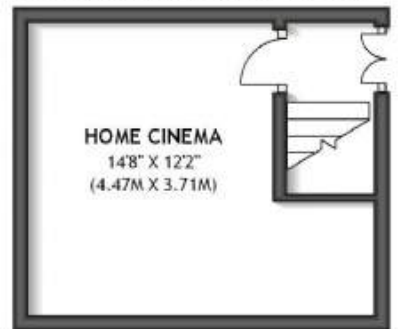
APPROX. 151.4 SQ. METRES (1629.9 SQ. FEET)



TOTAL AREA: APPROX. 333.8 SQ. METRES (3593.5 SQ. FEET)

### LOWER GROUND FLOOR

APPROX. 15.3 SQ. METRES (164.6 SQ. FEET)



## FIRST FLOOR

APPROX. 91.5 SQ. METRES (984.5 SQ. FEET)



## SECOND FLOOR

APPROX. 75.7 SQ. METRES (814.5 SQ. FEET)

