



## Glenluce Road, London, SE3

Price **£1,495,000 Freehold**

Bedrooms: 5   Receptions: 1   Bathrooms: 2

Beautifully presented five bedroom, two bathroom, three storey, Edwardian semi-detached house, situated on one of the most popular roads in Westcombe Park. Energy Efficiency Rating F.

**John Payne**

These details available online [johnpayne.com/P208495](http://johnpayne.com/P208495)  
at viewing on 020 8858 6101

 **onTheMarket.com**

Beautifully presented five bedroom, two bathroom, three storey, Edwardian semi-detached house, situated on one of the most popular roads in Westcombe Park.

This stunning family home offers in excess of 2000 square feet of living space and boasts an array of original features. Ground floor accommodation briefly comprises a grand entrance hall with original tiling, a bright reception room boasting an open fire, a handy cloakroom, and a large kitchen/breakfast room that leads onto a separate dining room. The kitchen itself opens onto an impressive, West facing, rear garden. The garden itself is arranged over three levels, the top of which is a sun deck with stairs leading down to a shaded patio area and to the bottom level a vast lawned section, which is well stocked with mature trees and shrubs. The kitchen/breakfast room offers solid wood work tops, an abundance of wall and base units, two Butler sinks and integrated appliances. To the first floor, there is a generous family bathroom offering two basins, a large spa bathtub and walk in shower. There are also three good sized bedrooms, two of which include beautiful original fireplaces. Ascending the wooden staircase to the second floor you are struck by gorgeous natural light flooding through the two Velux windows and two smaller clerestory windows above the stairwell. Additionally on this floor is a shower room with an exposed brick wall, attic access, a large storage cupboard and two further bedrooms.

Glenluce Road is a beautiful tree lined street, conveniently located within the catchment area of Invicta Primary School, which is rated OFSTED outstanding. Just a few minutes' walk away is Westcombe Park Railway Station, which provides easy access into the City; Blackheath, North Greenwich and Greenwich are also close by for further transport links, including the DLR and Jubilee Line. Convenient shopping links are only a short stroll away at the Royal Standard, including an M&S Food Hall, independent cafés, two major banks and a library.

Further benefits include delightful original features throughout, off street parking and is offered with no onward chain. Viewing is highly recommended to fully appreciate the true magnificence and elegance of this property.

Energy Efficiency Rating F.

#### **Entrance Hall**

Tiled flooring, spotlights, dado rail, radiator, wall light x2, stairs to first floor, alarm panel.

#### **Reception Room**

Original wooden flooring, open brick fire with marble surround, spotlights, dado rail, decorative coving, wall light x3, 3x double glazed windows, wooden shutters, radiator.

#### **Kitchen (Dining Room Off Kitchen)**

Laminate flooring, range of wall and base units, solid wood work top, double Butler sink, wine rack, decorative coving, integrated Bosch dishwasher, plumbing for washing machine, integrated fridge, integrated freezer, integrated waste disposal, space for Rangemaster, extractor fan, double glazed windows with wooden shutters, French double doors to garden, door to decking, Butler sink, tiled splashback, radiator x3.

#### **Garden**

Tiered, decked area, water point, shaded patio area, lawned area, mature trees and shrubs.

#### **First Floor Landing**

Via wooden stairs with carpet runner, dado rail, spotlights, double glazed window with wooden shutters, radiator with decorative cover, wall light x2, stairs to second floor.

#### **Bedroom One**

Carpet, original fireplace, radiator, 4x double glazed window, wooden shutters, dado rail, decorative coving, spotlights.

#### **Bathroom**

Tiled flooring, spotlights, part tiled walls, range of wall and base units, 2x wash hand basin, wc, bath with shower attachment, walk in shower, radiator, shaver point, double glazed window.

#### **Bedroom Two**

Carpet, 2x double glazed window, radiator, built in wardrobe x2, fireplace, spotlights.

#### **Bedroom Four**

Carpet, spotlights, 2x double glazed window with wooden shutters, cast iron radiator.

#### **Second Floor Landing**

via wooden stairs with carpet runner, spotlights, 2x Velux windows, 4x double glazed window, attic access, original floorboards, radiator, 2x wall light.

#### **Bathroom**

Vinyl flooring, wooden panelled walls, eaves storage, wash hand basin, shaver point, exposed brick wall, spotlights, Velux window, cast iron radiator, walk in shower, wc.

#### **Storage Cupboard**

Housing water tank.

#### **Bedroom Five**

Original wooden flooring, ceiling light, built in storage, double-glazed window, fireplace.

#### **Bedroom Three**

Original wooden flooring, 2x double-glazed window, cast iron radiator, fireplace, 2x ceiling light.

#### **Driveway**

Providing parking for up to three cars

#### **Tenure: Freehold**

Particulars of title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

#### **Local Authority**

The Royal Borough of Greenwich

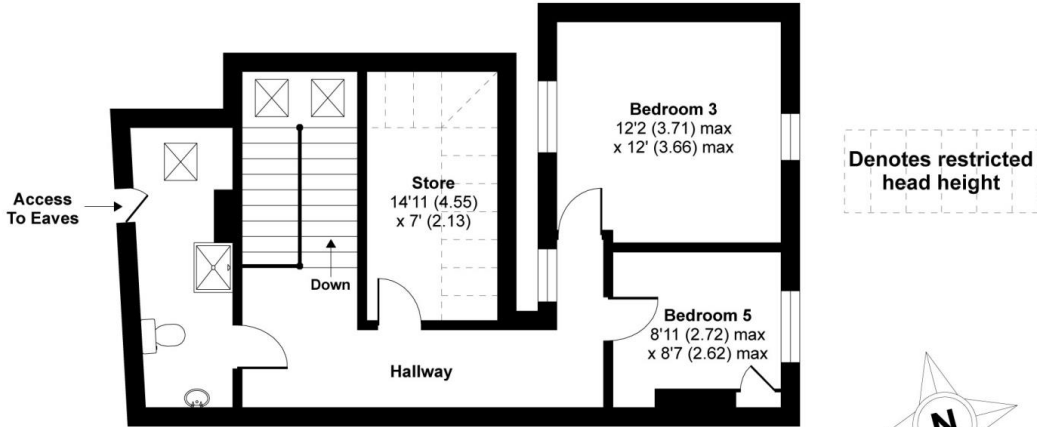
#### **Viewing Arrangements**

Viewing by prior appointment through vendor's agents John Payne on 020 8858 6101  
11 Stratheden Parade, Blackheath, London, SE3 7SX  
or email us on [blackheathstandard@johnpayne.com](mailto:blackheathstandard@johnpayne.com)

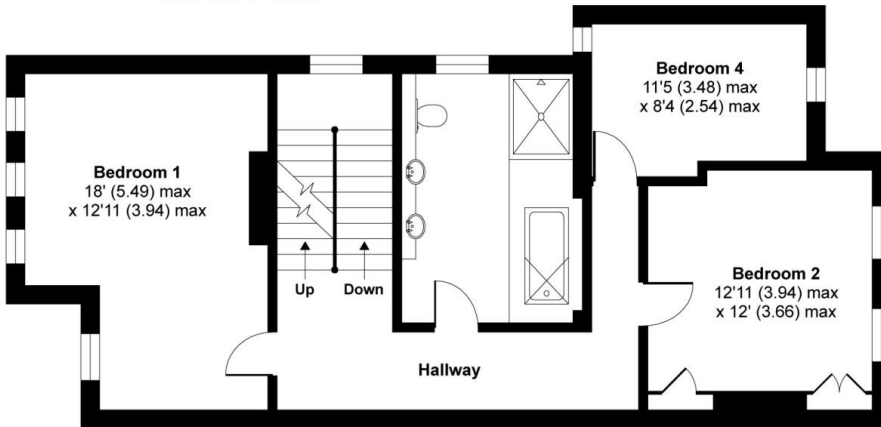


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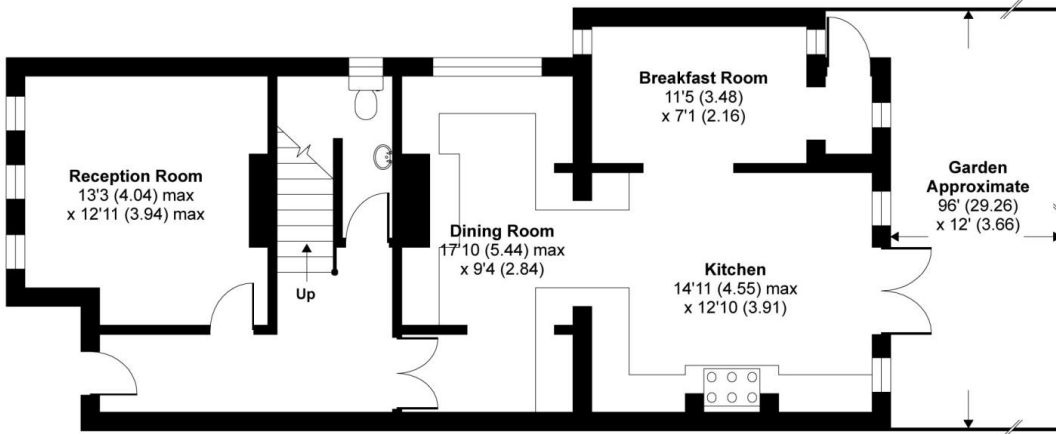
APPROX. GROSS INTERNAL FLOOR AREA 2157 SQ FT 200.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## 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>	30	44
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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