



## Herbert Road London SE18

Guide Price £1,200,000 Freehold

Bedrooms: 4   Receptions: 3   Bathrooms: 2

\*\*\*Guide Price £1,200,000- £1,350,000\*\*\*Extremely rare to the market is this grand detached bay fronted Victorian home, 'Alveston House' measures in excess of 3,000 square feet boasting a wealth of charm and character.

# John Payne

These details available online [johnpayne.com/P214635](http://johnpayne.com/P214635)  
at viewing on 020 8858 6101

 OnTheMarket.com

\*\*\*Guide Price £1,200,000- £1,350,000\*\*\*

Extremely rare to the market is this grand detached bay fronted Victorian home, 'Alveston House' measures in excess of 3,000 square feet boasting a wealth of charm and character.

Upon entering this magnificent home you will cross a truly stunning original tiled floor where you are lead to the main living areas of the property. The ground floor comprises a remarkable 'billiards' room with close to 14 foot high ceilings, original marble fireplace and tall sash windows with sliding storm shutters. A dining room large enough to have a 12 seater table, a further marble fireplace, intricate coving and high skirting boards. A kitchen/ breakfast room again large enough for a good sized dining table with access to the pleasant rear gardens. A study with a beautiful hand painted original door. A ground floor WC completes the accommodation on this level. As you ascend the hand crafted solid wood staircase you are met with a galleried landing with two full height windows which flood the space with natural light. On the first floor you will discover three double sized bedrooms, family bathroom suite and a separate WC. The master suite is found as you go up a half level which boasts floor to ceiling windows further traditional features and an en suite bathroom.

Located only a short distance away are many wonderful green spaces including Oxleas woods, Eaglesfield recreation grounds and Shooters hill golf course. Transport links are found at Woolwich including mainline trains to London Bridge and Cannon street, DLR and Elizabeth Line (due for completion December 2018). There are good bus links to Greenwich and Blackheath for further transportation and schools.

Further attributes of this lovely home include a cellar, a garage accessed at the rear and gas central heating.

A viewing of this unique property comes highly recommend to truly appreciate the beauty of this home.

#### **Original porch**

York stone steps, wooden and glazed cover, original front door.

#### **Hallway**

Original tiled floor, ceiling lights, radiator, access to basement, original skirting, sash window.

#### **Family room**

Wood flooring, ceiling light, spotlights, sash window, radiator, hand built library shelving, original skirting.

#### **Dining room**

Wood flooring, ceiling light, character ceiling rose, sash bay window, original skirting, character coving, shutters, marble fireplace.

#### **Billiard room**

Wood flooring, sash windows, 2 x radiator, original skirting, marble fireplace, character ceiling rose, character coving.

#### **Kitchen**

Wood flooring, spotlights, 2 x radiator, patio door, windows, velux window, marble worktops, Gas oven with gas hob, 'Miele' dishwasher, space for fridge/freezer, pantry cupboard, wall mounted shelves, kitchen sink, base units, wall mounted units.

#### **WC**

Amtico flooring, ceiling light, wash hand basin, WC.

#### **Landing**

Carpeted, ceiling lights, spotlights, sash window, airing cupboard, access to loft.

#### **Bedroom**

Carpeted, ceiling light, sash window, radiator.

#### **Bathroom**

Amico flooring, spotlights, shower cubicle, bath with hand held shower, wash hand basin, radiator, sash window, picture rail, extractor fan.

#### **Bedroom**

Carpeted, radiator, ceiling lights, sash bay window, original skirting.

#### **Bedroom**

Carpeted, ceiling light, radiator, sash window, built in wardrobes, original skirting, fireplace.

#### **WC**

Carpeted, spotlights, radiator, sash window, wash hand basin, WC.

#### **Master Bedroom**

Carpeted, ceiling light, radiator, windows, original skirting, access to loft space.

#### **En-suite**

Wood flooring, spotlights, radiator, frosted window, bath with hand held shower, WC, fireplace, original skirting, storage cupboard, wash hand basin.

#### **Cellar**

wall mounted shelves, ceiling lights, wash hand basin, wall mounted combination boiler, plumbing for utilities.

#### **Back Garden**

Patio area, lawned area, rear access, garage.

#### **Local Authority**

The Royal Borough of Greenwich

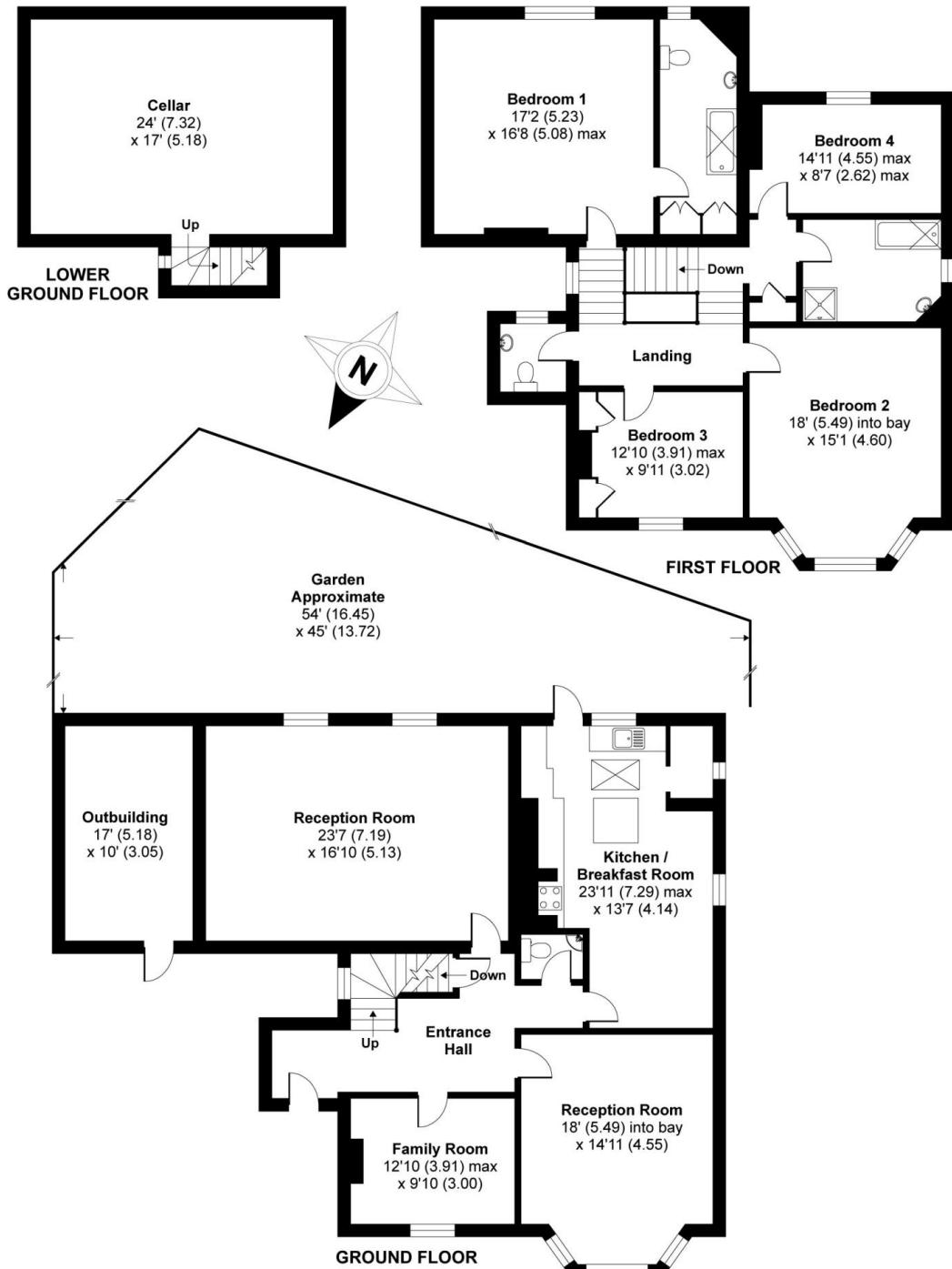
#### **Viewing Arrangements**

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)



# Herbert Road, London, SE18 3QE

APPROX. GROSS INTERNAL FLOOR AREA 3020 SQ FT 280.6 SQ METRES (EXCLUDES OUTBUILDING)



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.

Copyright nichecom.co.uk 2018 Produced for John Payne REF : 251055

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(68-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.