



Brooklands House, 20 Brooklands Park
London, SE3



Beyond your expectations

A stunning, two bedroom period conversion flat.

Hamptons International

46 Tranquil Vale, London, SE3 oBD

Sales. 020 8297 1697

www.hamptons.co.uk

Cator Estate location | Two bedrooms | Shower room | Modern kitchen | Double aspect reception room | Dining room | Study area | Communal garden | Off street parking

Asking Price £840,000 Share of Freehold

Description

A stunning, two bedroom period conversion flat, forming part of this unique Georgian home.

Built in 1827 for local architect George Smith FIBA, who is best known locally as the architect of Blackheath railway station. The current owner has undertaken a complete refurbishment in recent years and so the property is offered for sale in excellent order.

Found on the first floor, there has been real attention to detail and the thoughtful design has created bright, contemporary living spaces making best use of the accommodation. Particular attention has been paid to the high specification kitchen with marble work surface and the study area which has been designed within the characterful turret. The property consists of two bedrooms (master with free-standing, feature bath), modern kitchen with integrated appliances, shower room, double aspect reception room with period fireplace and dining room with stairs leading up to a mezzanine study area. On the lower ground floor, there is a large, secure storage room. Outside there is a beautifully kept communal garden and an off street parking space for one car.

Brooklands Park is found on the exclusive Cator Estate, arguably the finest address in Blackheath. The tree lined roads of the estate give a lovely rural feel yet Blackheath Station can deliver you to London Bridge in sixteen minutes, Charing Cross in twenty minutes and London

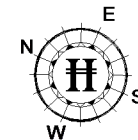
Victoria in twenty-four minutes. Only one stop along the line takes you to Lewisham Station where it is possible to pick up the DLR service directly to Canary Wharf and Bank.

Local amenities in Blackheath Village include an array of independent cafés and coffee shops alongside more familiar stores. You will also find a wonderful choice of bars, pubs and restaurants to suit all tastes. Beyond the village the wonderful expanse of the heath is a real gem of South East London providing over two hundred acres of idyllic recreation area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

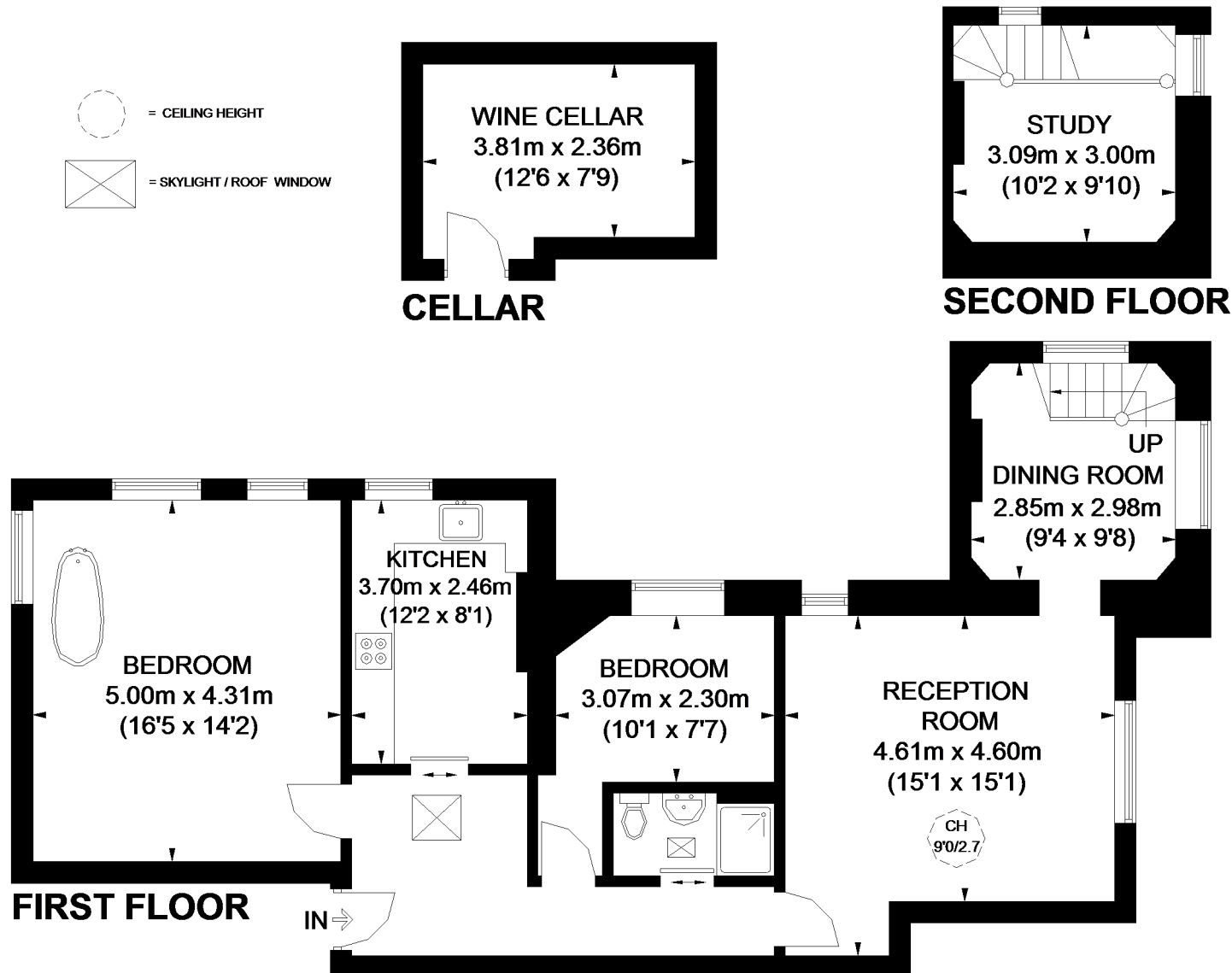
BROOKLANDS HOUSE



APPROXIMATE GROSS INTERNAL AREA
 CELLAR = 104 SQ. FT. (9.7 SQ. M.)
 FIRST FLOOR = 899 SQ. FT. (83.5 SQ. M.)
 SECOND FLOOR = 100 SQ. FT. (9.3 SQ. M.)
 TOTAL = 1103 SQ. FT. (102.5 SQ. M.)

WINE CELLAR MEASUREMENTS NOT
 VERIFIED BY HAMPTONS INTERNATIONAL

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permissions in relation to works carried out to the property (ID319557)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

