



North Park London SE9



An imposing detached family house situated on this prestigious and sought-after tree-lined road within easy reach of local amenities, transport links and a selection of excellently rated schools (including Colfe's and Eltham College)

The property has been sympathetically upgraded by the current owners and briefly comprises: reception hall, reception room, sitting room, family room open plan to the kitchen, utility room, cloakroom, master bedroom with en suite shower/dressing room, four further double bedrooms, family bathroom with separate shower cubicle, two separate WCs, a magnificent rear garden backing onto the Royal Blackheath Golf course, garden room, garage and carport.

£1,350,000 Freehold

London Key
Nexus House
Cray Road
Kent DA14 5DA

020 8853 3690 / 07946 384 771

info@londonkey.co.uk

North Park



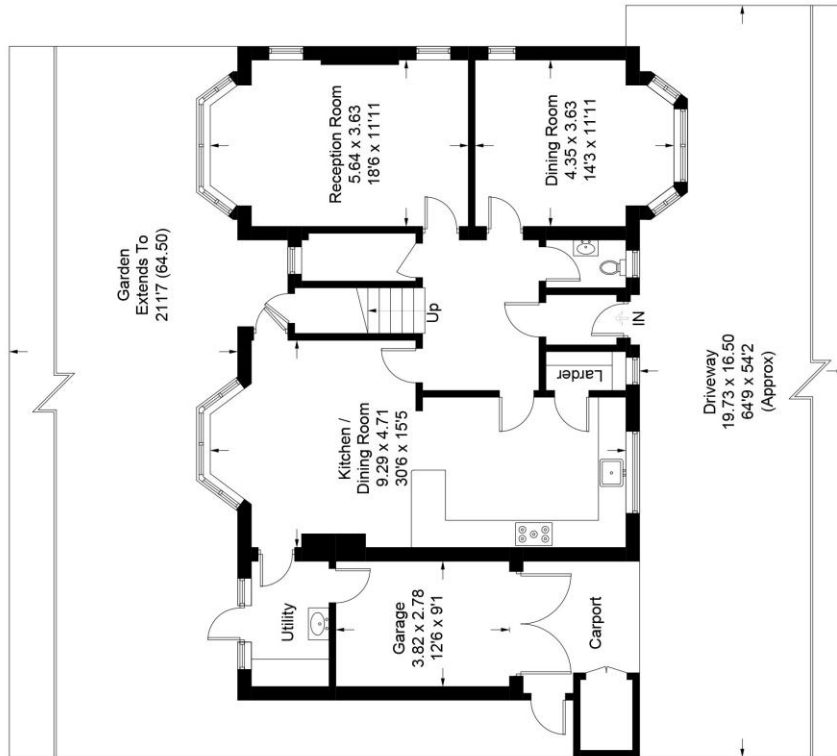
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		73	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

North Park, SE9



Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft
(Including Garage / Excluding Carport / External Store)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID372233)

North Park

Front door into the Entrance Lobby. Glazed oak door into the **Reception Hall**. A grand reception space with solid wood parquet flooring. Coving, picture rail and skirtings. Double radiator.

Downstairs WC

Fitted in white with chrome fittings in "Art deco" style with a suite comprising close coupled flush WC. Wall mounted hand basin with tiled splashbacks. Double glazed leaded light window to the front. Radiator, picture rail and skirtings.

Cloakroom

Double glazed casement to the rear.

Reception Room

A dual aspect room with a wide angled double-glazed bay window to the rear with leaded light detailing. Twin double glazed leaded light casements to the side. Open fireplace with a modern cast iron wood burning stove and greenstone hearth. Coffered ceiling, picture rail and skirtings. Twin double radiators.

Dining/Sitting room

A dual aspect room with a double glazed angled bay window to the front with leaded light detailing and a further casement to the side.

Kitchen

Two interconnected rooms running the full depth of the house and forming a wonderful space ideal for modern living. The kitchen area is comprehensively fitted in a range of wall base and drawer units finished in sage green with contrasting black granite worktops. Breakfast bar. Double glazed window to the front fitted with plantation shutters. White ceramic butlers sink with chrome mixer taps. Integrated Electrolux dishwasher. Range style Mercury cooker with concealed extractor above. Down lighters, cornice work, picture rail and skirtings. Solid oak parquet flooring. Door into the **LARDER** – a walk in larder with double glazed leaded light window to the front. The breakfast bar forms a natural division to the family room.

Family Room

Wide double glazed angled bay window to the front with leaded light detailing. Half glazed door out the garden. Twin double radiators. Cornice work, picture rail and skirtings. Oak parquet flooring. Cast iron wood burning stove with greenstone hearth. Door into the utility room.

Utility Room

A bright room with double glazed door and flanking double glazed windows all out to the garden. Plumbing for washing machine and tumble dryer. Ceramic butlers sink with tiled splash backs. Tiled floor. Double radiator. Door into the garage.

Garage

Double wood doors with inset glazing to the front. Power and light. Water softener. Wall mounted Viessmann gas fired boiler.

From the reception hall, an elegant staircase leads up to the first floor **Galleried Landing**. A beautiful solid wood handrail and balustrade. Lit via a large double-glazed window to the rear. Oak parquet flooring. Coving, picture rail and skirtings. Double radiator. Deep airing cupboard housing a Viessman pressurized hot water cylinder.

Access to the **LOFT**. A very spacious loft offering the potential to convert into habitable accommodation subject to the necessary planning permissions being obtained (there is extensive precedence for this)

Master Bedroom Suite

Wide double glazed angled bay window to the rear. Twin double radiators. T.V point. Picture rail and skirtings. Fitted full height wardrobe storage. Door into En-suite shower room. A white suite with chrome art deco style fittings comprising glazed door shower cubicle housing a chrome shower. Close coupled flush wc and pedestal basin. Radiator. Built in full height wardrobe storage. Radiator. Double glazed casement to the rear. Coving and skirtings.

Bedroom 2

A dual aspect room with three double glazed casements to the front and a further double-glazed casement to the side. Twin double radiators. Coving, picture rail and skirtings.

Bedroom 3

Double glazed angled bay window to the rear. Oak parquet flooring. Twin double radiators. Coving, picture rail and skirtings.

Bedroom 4

Double glazed casement to the front. Radiator. Coving, picture rail and skirtings.

Bathroom

Fitted with an art deco style white suite with chrome fittings. Close coupled flush w.c. Pedestal basin and centre filling bath. Shower cubicle with glazed door. Solid oak parquet flooring. Twin opaque leaded light casements to the front. Ceramic tiling to dado height. Halogen downlighters. Auto extract fan.

Separate WC

A third W.C fitted with a white art deco style suite with chrome fittings. Close coupled flush wc and wall mounted basin. Radiator. Opaque leaded light casement to the front. Coving, picture rail and skirtings.

Bedroom 5

Double glazed window to the front. Radiator. Coving, picture rail and skirtings. Halogen downlighters

Exterior

To the rear a magnificent landscaped garden of over 0.25 acres backing onto the Royal Blackheath Golf Club. Laid out to form three distinct interlinked gardens stocked with a plethora of mature trees and shrubs. Purpose built **GARDEN ROOM** with power and light. To the rear there is a greenhouse and shed. Gated side access to the front. To the front the garden is mainly laid to lawn with a gated sweep driveway allowing parking for multiple vehicles. Carport and deep lockable store cupboards.

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

VIEWING ARRANGEMENTS STRICTLY THROUGH LONDON KEY ON
020 8853 3690 / 07946 384 771