



Wemyss Road Blackheath Village SE3



An immaculately presented family house situated on this desirable road in Blackheath Village within 1/4 mile of the open Heath Rail station and a selection of OFSTED outstanding schools
Interlinked reception rooms that open onto a south facing terrace.

Open plan fitted kitchen/dining/family room that opens onto the south facing garden
Play-room/double bedroom * Utility room* Cloakroom* Master bedroom suite - comprising bedroom, fitted dressing room (could easily revert to a double bedroom) and en-suite shower room
* Two further double bedrooms and a single bedroom * Bathroom * 50' landscaped garden

£1,795,000 Freehold

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Wemyss Road

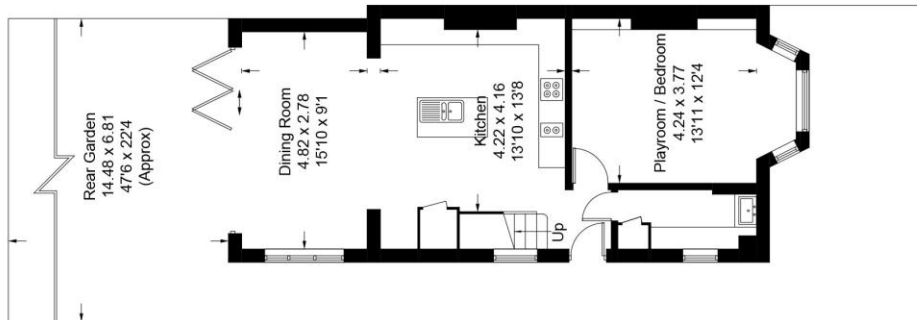


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

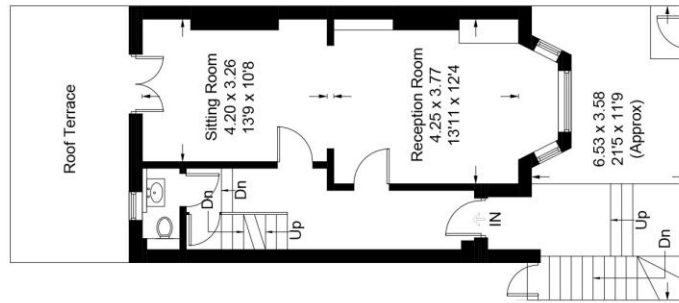
Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	38	
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Wemyss Road, SE3

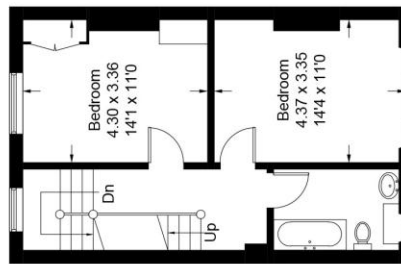
Approximate Gross Internal Area = 199.1 sq m / 2143 sq ft



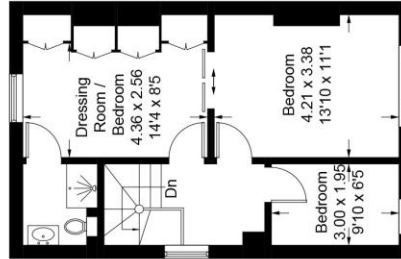
Garden Floor



Hall Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID343122)

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.
VIEWINGS STRICTLY BY PRIOR APPOINTMENT VIA LONDON KEY LTD 020 8853 3690 /07946 384 771

Wemyss Road Blackheath Village SE3

An immaculately presented family house situated on this desirable road in Blackheath Village within 1/4 mile of both the open Heath and Rail station. The current owners have created a superb home with flexible accommodation ideal for modern living that retains a wealth of period detail and charm.

Steps up to the Half glazed panelled front door with fan light above into the HALLWAY with Oak flooring. Coving, dado rail and skirtings. Covered pierced grill fronted radiator of contemporary design

Interlinked living rooms

Twin interlinked living rooms formed from the reception room and the sitting room.

Reception Room Wide angled bay window to the front comprised of three large sash windows. Ornate cornice work. Picture rail and high level skirtings. Open fire with beautiful black marble mantelpiece and slate hearth housing a cast iron insert with gas real flame effect fire. Fitted bookcases to both fire-breast alcoves with storage cupboards beneath. Oak flooring. Wide archway thru to the sitting room.

Sitting Room Oak flooring with a seamless join to the Reception Room. Picture rail and skirtings Covered pierced grill fronted radiator of contemporary design. Open fire with beautiful white marble mantelpiece in perfect contrast to the Reception room housing with a cast iron insert. French doors out to the south facing TERRACE

Terrace Set to the south and overlooking the garden. Paved and with irrigated planters

Cloakroom

Fitted in white with limestone tiling to the wall to dado height and floor. A Gebrit suite of WC with concealed cistern, and vanity unit mounted hand basin. Opaque sash window to the rear

Stairs down to the garden level

Kitchen/Dining/Family Room

A wonderful open plan room that is a real "heart of the home" with distinct zones but overall a very integrated space. Throughout there is a porcelain tiled floor with under floor heating,

Kitchen area The kitchen area is comprehensively fitted in a range of wall base and drawer units and large island unit all finished in a high gloss white with white Corian work surfaces and contrasting laminated splash backs. The island also functions as a fitted breakfast bar and includes twin sinks with a mixer tap. Other features of the kitchen include a glass fronted drinks fridge, plumbing for dishwasher, space for American style fridge freezer and 8 burner range style double over with stainless steel extractor canopy above.

Dining/Family area The dining and family areas of the room are lit via full width glazed doors to the garden with can be pulled back to have uninterrupted access out. The feeling of being connected to the garden is enhanced by the additional full height glazing to the side. Additionally, there is a door to the side return and a further sash window.

Utility room

Deep butlers sink. Fitted counter top with plumbing for washing machine and tumble dryer. Cupboard housing the Worcester gas fired boiler and mega flow cylinder. Sash window to the side. This room would easily allow for the installation of a further bathroom.

Playroom / Bedroom

Wide sash window to the front. Open fire with cast iron insert and gas real flame fire. Teak flooring. This room would easily become a perfect au pair or guest bedroom.

Landing

From the reception hall stairs lead up to the first floor. LANDING with sash window to the rear. Covered pierced grill fronted radiator. Coving.

Bedroom

Multi-paned sash window to the rear overlooking the garden. Built in wardrobe and chest of drawers to the fire breast alcoves. Cast iron open fireplace. Coving, picture rail and skirtings.

Bedroom

Triple multi-paned sash window to the front. Open fire place with cast iron insert. Fitted storage unit to one fire breast alcove.

Family bathroom

Fitted in white with chrome fittings and comprising panelled bath with chrome shower above. Pedestal wash basin. Close coupled flush wc. Fitted storage unit. Multi paned sash window to the front. Tongue and groove panelling to walls. Ceramic tiling to walls surrounding the bath. Limestone tile floor. Down-lighters.

Stairs up to the second (top) floor. **Landing** Access to loft storage. Multi-paned sash window to the side.

Master Bedroom

Triple multi paned sash window to the front. Covered radiator. Picture rail and skirtings. Pocket sliding doors that slide back to create a seamless division thru to the dressing room.

Dressing Room / Bedroom

Seamless access from the current master bedroom, the owners have retained a separate door to the landing so this could easily revert to a separate bedroom if required. Sash window to the rear. Comprehensively fitted wardrobe storage to one long wall. Door into the en-suite shower room

En-suite Shower room

Fitted with a white suite with limestone lined walls and floor. Large walk in shower with fixed glass shower screen. Wall hung wc with concealed cistern. Basin with fitted storage beneath. Chrome heated towel rail. Sash window to the rear.

Bedroom

Multi paned sash window to the front

Exterior

A landscaped south facing rear garden approximately 50' in depth with established planting and outside lighting system. There is gated side access to the front. To the front there is a novel dustbin bay solution that integrates perfectly to the front garden area.