

Kidbrooke Grove

BLACKHEATH · SE3

John Payne

A stunning seven bedroom, architect designed, detached family home which offers in excess of 4,500 sqft bright, well planned, contemporary living.

This is an impressive and eye-catching contemporary family home offering in excess of 4,500 sqft of accommodation and occupying a large plot on a highly regarded, tree-lined, residential no through road. Located on the fringes of Blackheath Village, an array of quality restaurants, boutiques, delicatessens, local shops and bars as well as the mainline station are around a ten minute walk away. There is plentiful, hardstanding, gated parking at the front with mature planting and a beautiful South-West facing rear garden with extensive decked terrace with steps down to lawns below.

Internally the house is accessed via a feature treble height entrance hall and provides spacious seven bedroom, four bathroom accommodation over four floors with a generously proportioned formal reception room and dining area complemented by an impressive and inviting kitchen/breakfast area.













“The house provides seven bedrooms and four bathrooms all generously proportioned over four floors.”

Ground floor

- Treble Height Entrance Hall
- 30'10 x 28' (9.39m x 8.53m) Reception Room
- Open-plan Kitchen/Breakfast Room with quality appliances
- Utility Room

Lower ground floor

- Kitchen/Dining/Reception Room
- Bedroom 6
- Bedroom 7
- Large Bathroom and Sauna
- Direct Access to Garden
-

First floor

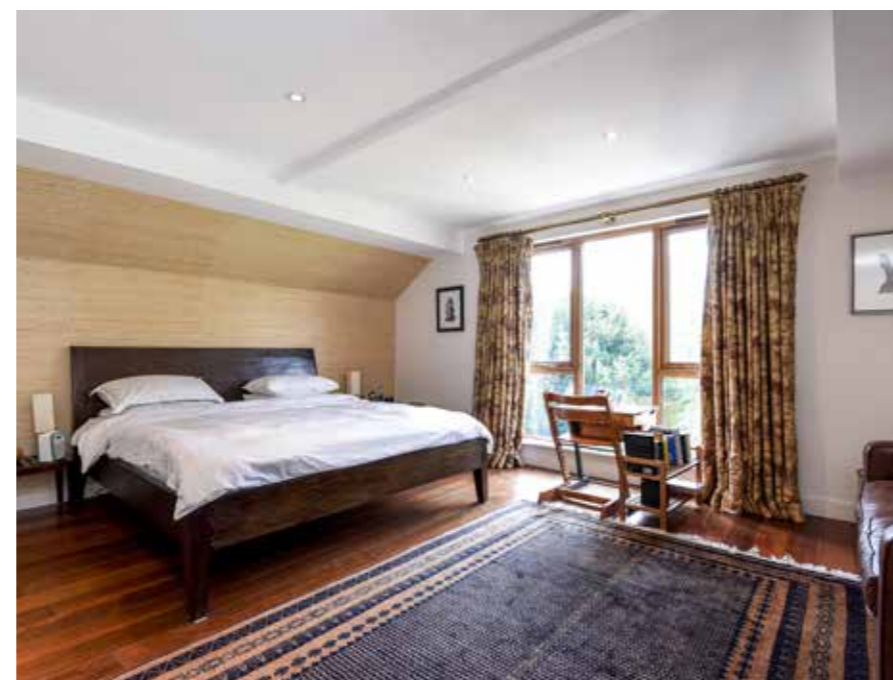
- Large Landing
- Master Bedroom Suite with Dressing Area and Feature En-suite
- Family Bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4

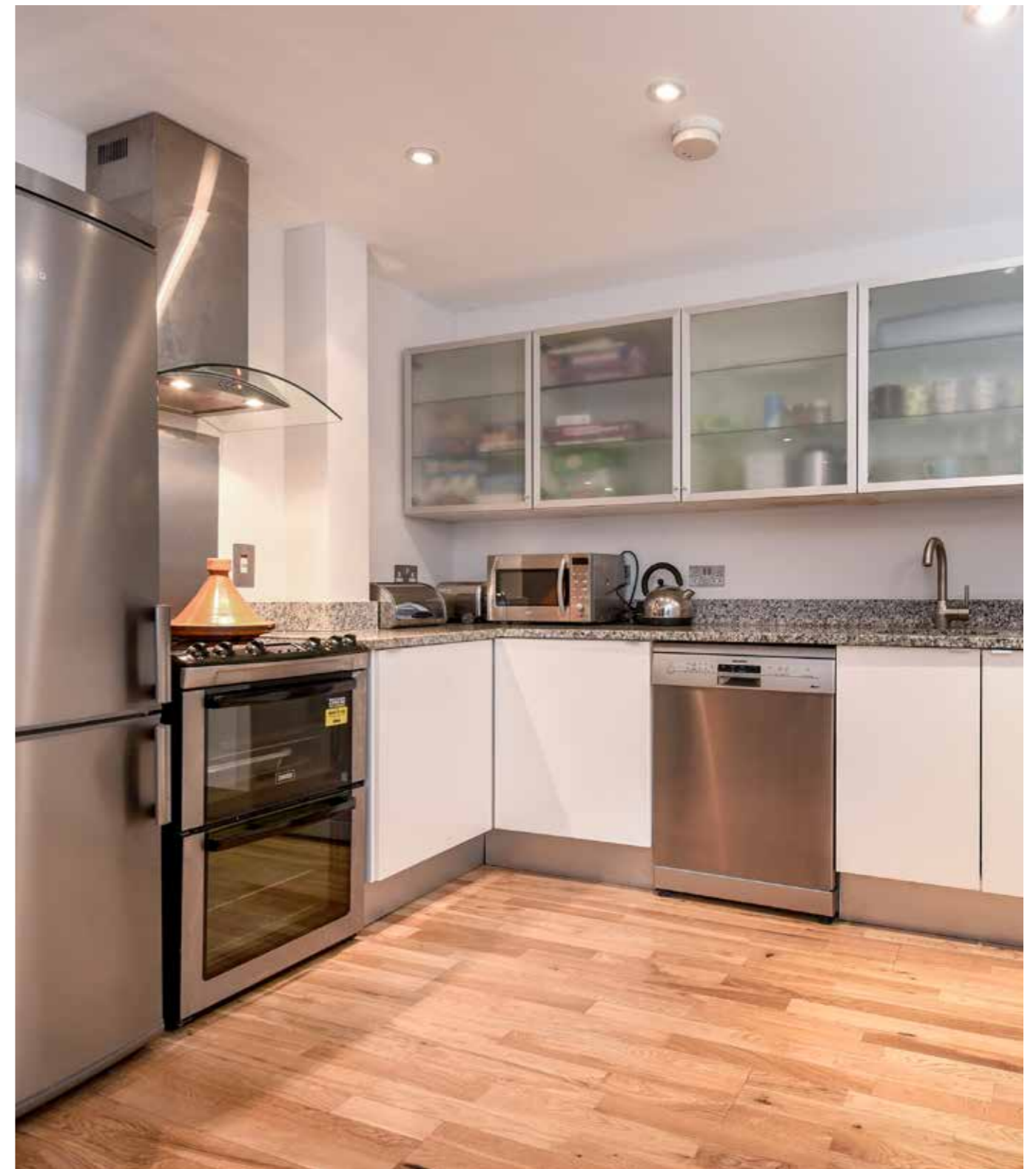
Outside

- Terrace
- Large South-West Facing Rear Garden
- Off-street Parking

Second floor

- Bedroom 5
- Huge Open-plan Landing/Study/Lounge Area
- Shower Room





An exceptional and tastefully finished home in a hard to beat location.

On the garden floor there is a very spacious two bedroom apartment that could easily be used as a self-contained property or fully incorporated within the main house (as it is currently used).

Conveniently located for the commuter with its superb transport links to the City via London Bridge, Waterloo, Cannon Street, Charing Cross and Victoria as well as Canary Wharf via the DLR at Lewisham. The property is also ideally located for families given the excellent local schools in close proximity and also the green open spaces of Blackheath and Greenwich Royal Park which are both within walking distance.

This fine modern property really is an exceptional and tastefully finished home in a hard to beat location and an internal viewing is a must to fully appreciate the quality of the finish throughout and the ample proportions the living space affords.





“Conveniently located for the commuter with its superb transport links.”

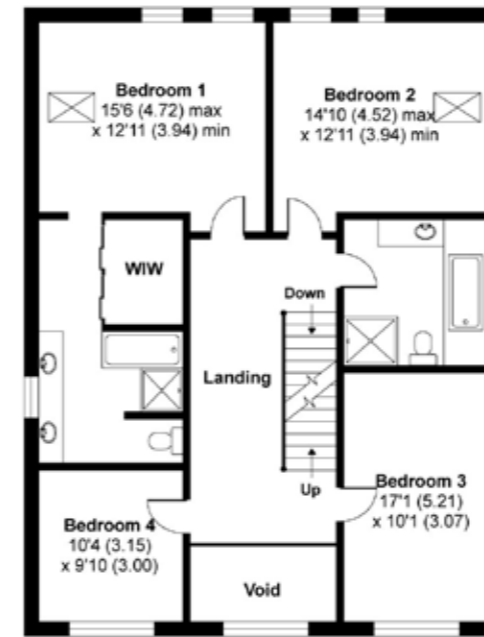


- 🚶 0.8 miles to Blackheath station
- 🚶 0.8 miles to Kidbrooke station
- 🚗 1.9 miles to Lewisham DLR
- 🚗 2.7 miles to North Greenwich Tube station

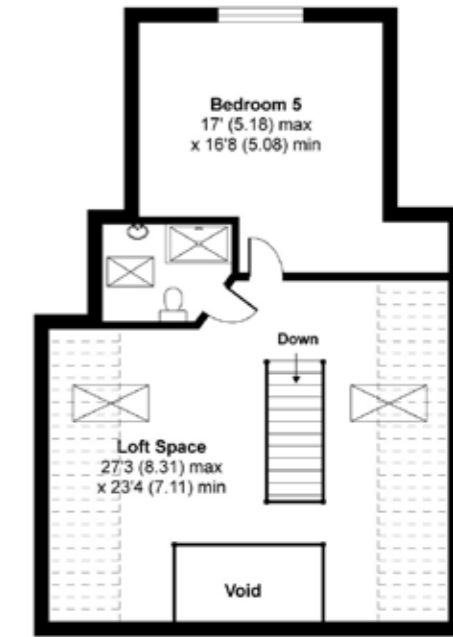
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	75

Kidbrooke Grove, London, SE3

APPROX. GROSS INTERNAL FLOOR AREA 4576 SQ FT 425.1 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & VOIDS)



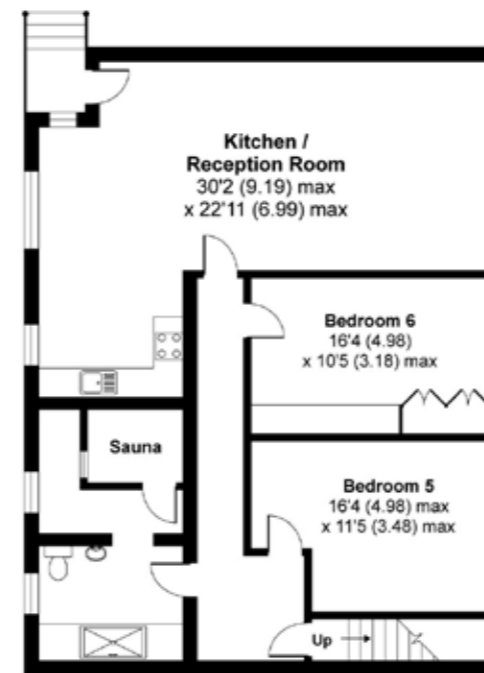
FIRST FLOOR



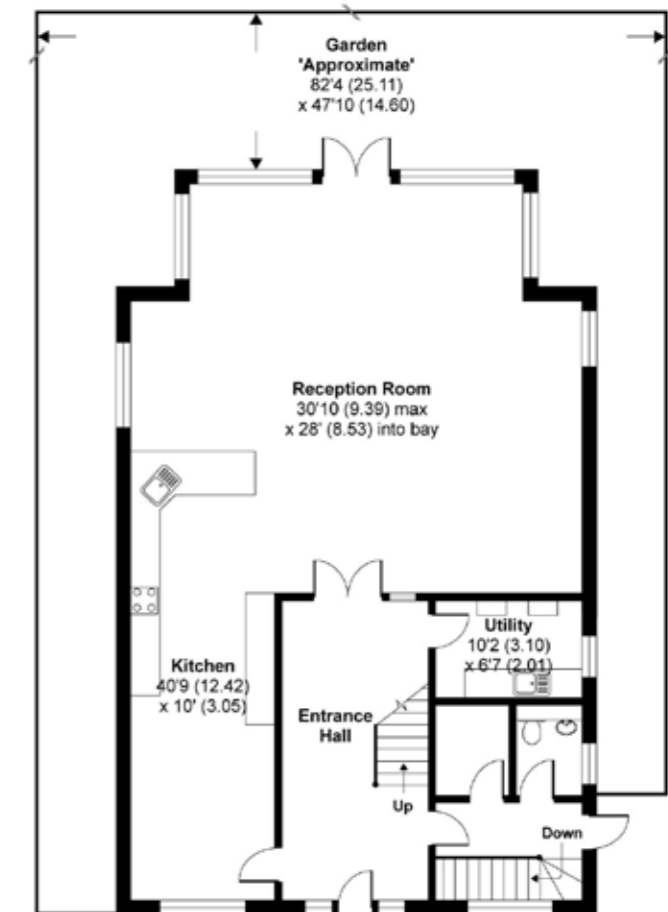
SECOND FLOOR



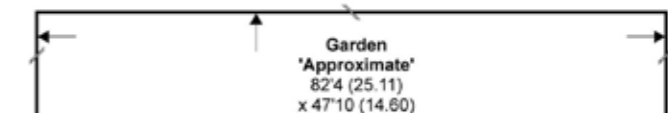
Denotes restricted head height



LOWER GROUND FLOOR



GROUND FLOOR



Blackheath Village Office

1 Montpelier Vale
Blackheath Village,
London SE3 0TA

020 8318 1311
blackheathvillage@johnpayne.com
johnpayne.com

John Payne

These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change at the developer's discretion. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale. All information and images provided are the property of John Payne and may not be used or replicated in part or full without prior permission from John Payne.