



Dacre Park London SE13

Guide Price £1,850,000 Freehold

Bedrooms: 4 Receptions: 3 Bathrooms: 3

Immaculate and rarely available, largely extended and spacious, 4 bedroom, 3 bathroom, 3 reception early Victorian town house situated at the favoured Blackheath Village end of this popular residential road. Includes luxury kitchen, lovely garden, large store, Belvedere and roof terrace. EER: E.

John Payne

These details available online johnpayne.com/P212810
at viewing on 020 8318 1311

onTheMarket.com

This is an unusually spacious early Victorian family home which has been sympathetically and extensively extended over the years and now provides generous family accommodation arranged over five floors including four large bedrooms, three bathrooms (two en-suite) an impressive and rarely seen double glazed belvedere on the roof with a very usable, walled roof terrace with stunning views over the local skyline.

On the hall floor there is an elegant through reception room whilst on the garden floor there is a stylish and sociable, well fitted kitchen and dining room.

Outside, the well stocked garden extends to around 60 feet and is accessible from both the kitchen and from the generous garage/store room which runs along the entire length of the house.

This charming and elegant period property is perfectly placed being under a ten minute walk from Blackheath Village with its mainline station and excellent and varied array of local shops, restaurants, boutiques and delicatessens. The open heath is just beyond with Greenwich Park also a pleasant walk away. Energy Efficiency Rating E.

TOP FLOOR

Feature double glazed belvedere with underfloor heating and fully tiled flooring with glass balustrading to staircase. Double doors which open onto a large timber decked roof terrace with ornate wrought iron railings. Outside lighting.

SECOND FLOOR

Landing

Sash cord window to rear, radiator, stairs up to Belvedere and panelled doors to both rooms.

Bedroom 2 (to front)

Two sash cord windows to front and a cast iron period fireplace with tiled hearth and fitted corner wardrobe, ceiling coving, laminate flooring, double radiator and opening through to:-

Study/Dressing Room

Double glazed sash cord window to front. Laminate flooring, ceiling coving, spotlighting.

Bedroom 4 (to rear)

Sash cord window to rear, ceiling coving, inset spotlighting, cast iron period fireplace, fitted book shelving adjacent to chimney breast. Doorway through to:-

Study/Dressing Room

Double glazed sash cord window to rear, laminate flooring, ceiling coving, inset spotlighting.

FIRST FLOOR

Landing

Panelled doors to both rooms.

Master Bedroom (Bedroom 1)

Two three quarter height sash cord windows to front with views up towards Dacre Place. Ceiling cornice work, picture rail, ceiling rail, two radiators and door through to dressing room.

Dressing Room

Three quarter height sash cord window to front, radiator, fitted wardrobe, attractive painted T & G to all walls, inset spotlighting and door through to:-

En Suite Shower Room

Large enclosed shower cubicle, low level WC with concealed cistern, vanity wash hand basin, walls fully tiled, contrasting ceramics, Amtico floor, inset spotlighting, extractor fan, heated chrome towel rail.

Bedroom 3 (to rear)

Three quarter height sash cord window to rear overlooking garden, double radiator, ceiling coving, picture rail, corner fitted wardrobe with cupboard above, panelled door through to:-

En Suite Shower Room

Large corner shower cubicle, low level WC, pedestal wash hand basin, walls fully tiled, vinyl flooring covering, heated chrome towel rail, inset spotlighting.

MEZZANINE

Bathroom

Modern white suite comprising large inset panelled bath with mixer taps and shower attachment, large corner shower cubicle, low level WC, vanity wash hand basin, underfloor heating, walls part tiled in large ceramics, sash cord window to side and rear, heated chrome towel rail, inset spotlighting.

HALL FLOOR

Access is via an ornate stained and leaded entrance door with matching fan light above opening onto entrance hall of very good size with attractive original panelling, inset spotlighting, ceiling coving, panelled doors to all rooms, Amtico flooring.

Through Reception Room

A large through reception with three quarter height sash cord window to front and rear, ornate cast iron period fireplace, with carved marble surround, coal effect gas fire with marble hearth, two ceiling roses, ceiling coving, picture rail, four wall light points, feature parquet style solid Iroko wood flooring throughout. There is another period marble fireplace to the rear section of the through room.

MEZZANINE

Utility Room

Fitted with a range of wall and base units, terracotta flooring, wall mounted Worcester gas central heating boiler with programmer and immersion heater adjacent, radiator, two windows to rear, inset spotlighting.

GARDEN FLOOR

Small Hallway

Hard flooring throughout, door opening onto kitchen and dining area.

Kitchen and Dining Area

Arranged as two distinct areas:-

Dining Room

At front with sash cord window to front, cast iron period fireplace with inset tiles, radiator, inset spotlighting, corner fitted storage cupboard, Large walk-in larder (in between the kitchen and dining area) open plan to:-

Kitchen

Fitted with a very good range of wall and base units, peninsular unit providing division from dining area, Corian work, five burner gas hob with extractor above, inset 1½ bowl sink unit. AEG appliances including electric oven, combination microwave oven, integrated fridge and freezer and dishwasher, sealed lighting and double glazed double doors which provide access on to sunken, timber decked patio with steps up to garden.

OUTSIDE

Extensive store area at the side with power.

GARDEN

Garden at rear which measure approximately 60ft.

Flagstone terrace front, remainder of the garden is attractively laid to lawn with irregular shaped raised and well stock flower, trees and shrub borders.

There is also side access to a shared alleyway.

Timber built Pergola.

TOTAL APPROX. INTERNAL FLOOR AREA:-

2541 SQ.FT. (236 SQ.M.)

TENURE: FREEHOLD

Particulars of title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

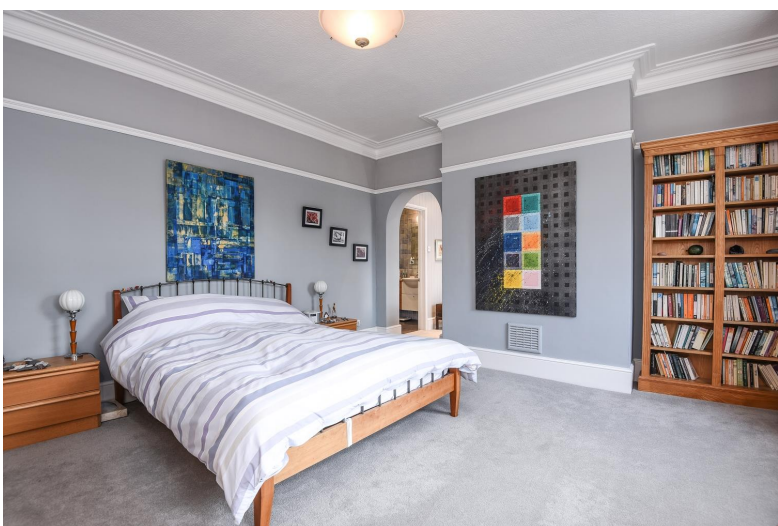
Local Authority

Lewisham London

Viewing Arrangements

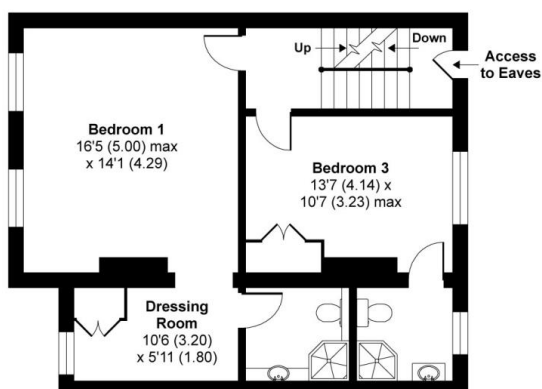
Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

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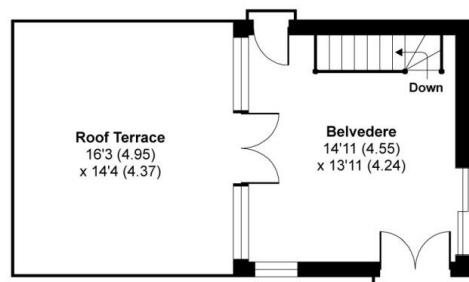


Dacre Park, London, SE13

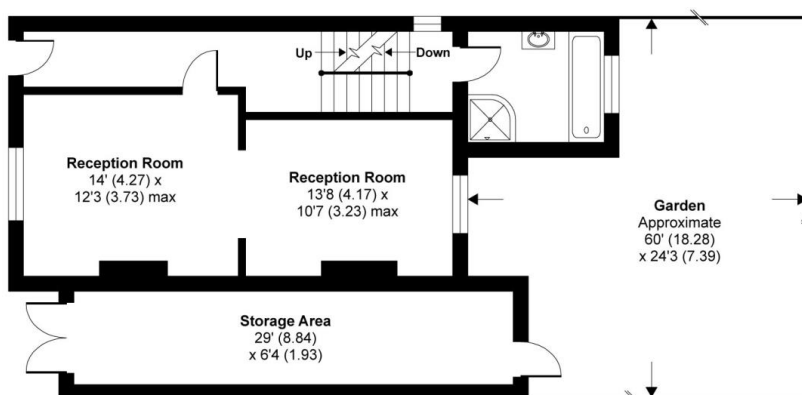
APPROX. GROSS INTERNAL FLOOR AREA 2541 SQ FT 236 SQ METRES (EXCLUDES STORAGE AREA)



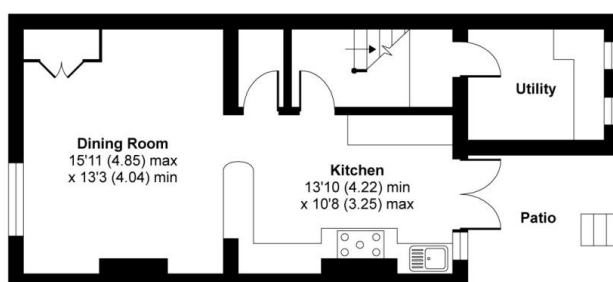
FIRST FLOOR



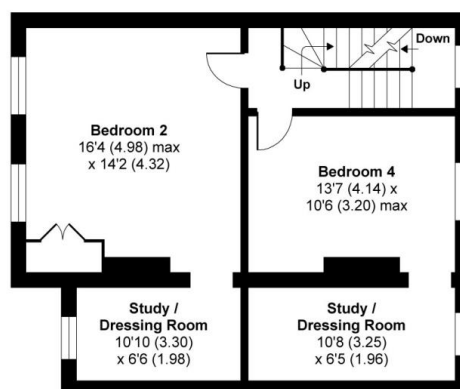
THIRD FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



SECOND FLOOR

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.

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) 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		
	48	78
EU Directive 2002/91/EC		
England & Wales		

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.



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