



Westcombe Hill, Blackheath, SE3 7DT

£ Freehold

A handsome Victorian house with a generous 1450 sq.ft. of living space arranged over three floors. On the hall floor is the 26' through reception room with sash bay window and fireplaces, as well as the 4th bedroom and a shower room. Upstairs there are three bedrooms, one of which is enormous, and a bathroom. The kitchen and dining room are in the semi-basement, or true ground level at the rear of the house, and open onto the beautiful west-facing rear garden. Completing this level is a large and eminently convertible cellar.

The house is on the west side of the road, halfway down the hill, just after the junction with Kirkside Road, with Westcombe Park station, the shops at Blackheath Standard and Invicta & Halstow primary schools all within ¼ of a mile.

The Accommodation Comprises:

Entrance Hall, 2 Reception Rooms, Kitchen, 4 Bedrooms, 2 Bathrooms, Garden, Cellar, Gas Heating.

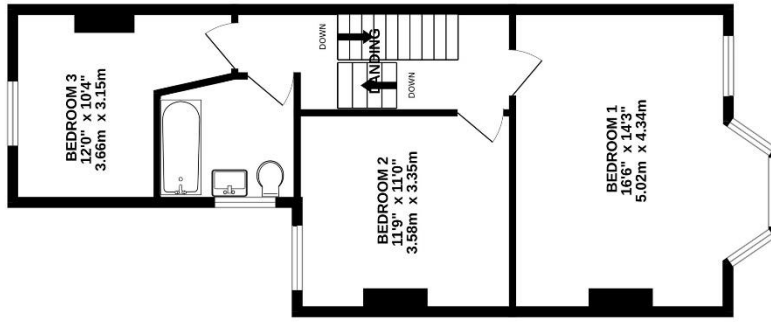




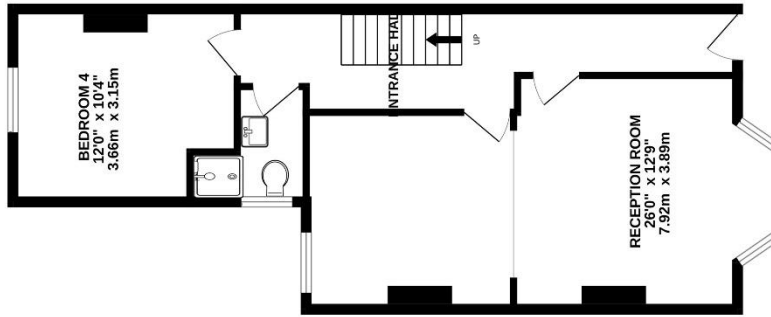




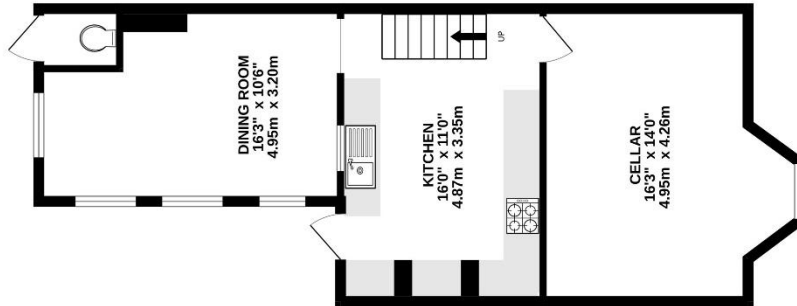
1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



GROUND FLOOR
557 sq.ft. (51.6 sq.m.) approx.



SEMI-BASEMENT
536 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller has not had the plan tested and no guarantee is given as to their operability or efficiency can be given.
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PRICE: £ FREEHOLD

VIEWING: Strictly by appointment through Comber & Company

020 8318 9666

sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.