



Blackheath Road, Greenwich, London, SE10 8DA



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freehold

This Georgian Grade II listed period home, perfectly placed on the Ashburnham Triangle, is packed with original features and space, and offers a peaceful escape from the hustle and bustle.

Key Features

- Georgian Grade II Listed Home
- Lovingly Refurbished by Owners
- Large South Facing Garden
- Approx. 1,871 Sq. Ft. Internally
- Property Dates Back to 1786
- Impressive Interiors
- Separate Utility Room
- Three Reception Rooms
- Vaults to Front for Storage
- Residents Parking Permits

OWNER QUOTE

“This house was home to the same family for 100 years, so many of the original features have been beautifully preserved.”

Dating from 1786, 74 Blackheath Road is the last surviving home from the historic row of houses once known as ‘Union Place.’ With a striking façade that epitomises Georgian architecture, and brimming with period features, step inside to discover this remarkably quiet town house with a surprise at every turn.





Welcome Home

Pass the decorative black railings and make your way toward the elegant front door. With Georgian symmetrical sash windows and arched brickwork framing the entrance, this is a home that immediately attracts your attention, inviting you inside to explore its unique character.

Upon entry, let the noise from the outside world melt away.

Surprisingly quiet, the original wide pitch pine floorboards, sanded, repaired and re-varnished by the present owners are throughout the upper floors of the home, along with cast iron radiators.

Ahead, a feature archway frames the wooden spindle staircase. The high ceilings, decorative cornices, and ample natural light, immediately create a warm and welcoming atmosphere.

OWNER QUOTE: “It’s so incredibly quiet once you’re inside, you don’t get any disturbance at all.”





Prestige Preserved

Turn left into the front reception room, where the ceiling height creates an airy ambiance, beautifully showcasing the charm of the original features.

Lovingly preserved, the decorative cornices, inbuilt glass-panelled cupboards, and a feature fireplace with marble surroundings all serve to enhance the character of the room.

Note the internal sash window, which not only adds to the natural light but also creates a sense of openness and connection to the rest of the home.

The warmth of the tones to the original flooring is complemented by the deep red of the walls, creating a cosy and intimate room perfect for relaxation.

Next door, the back reception room is as equally captivating and makes a similarly elegant statement.

Featuring original inbuilt cupboards, ornate cornicing and a feature fireplace with marble surround, this is a room that perfectly combines the historic elements with a timeless charm.

The sash windows, complete with original pull-up shutters, and the exposed brick wall contribute to the unique details.

Currently used as a playroom, the room is easily adaptable to a variety of uses, lending itself to another living area, piano room, snug, home office or as it was historically used as a dining room.

OWNER QUOTE: “The previous owners had a baby grand piano in there and used it as a piano room and office.”



Flexible Spaces

Return to the hallway and descend the stairs to the basement where black-and-white tiles line the floor, and continue ahead to the half glazed door that leads to the outside.

Discover two original coal vaults, both standing height and currently used for storage and housing the water softening system to prevent limescale build up. Filled with potential, these vaults could easily be converted into an additional living space offering the opportunity to expand the home should you choose to.

Retracing your steps back inside, make your way into the dining room on the left, where a wood-burning stove sits inside a handsome brick inglenook fireplace, ready to be lit on cooler evenings.

Original inbuilt cupboards to either side of the fireplace provide storage, while the exposed brick wall enhances the room's rustic charm.

An internal sash window, original sash windows and a cutout to the kitchen, allow natural light to flow through, and provide a sociable way to chat with the chef as meals are prepared.

Invite friends and family over for dinner parties and meals, where conversations and laughter fill the rooms that have hosted countless celebrations over the years



Feast for the Eyes

Flow through to the kitchen next door, rustic in style and filled with historic elements that make up the unique beauty of 74 Blackheath Road.

Pan rails hang where the original fireplace once stood, with the original inbuilt cupboards on the left offering storage.

The original sash window with shutters overlooks the garden, flooding the room in light. Beneath the shelving sits the original butlers sink, and other appliances include a freestanding oven with hob and freestanding fridge freezer.

Step into the newly refurbished utility room, featuring a Megaflo hot water storage tank installed in 2023. With a recently replaced roof, this bright and airy space, illuminated by dual-aspect sash windows, is equipped with inbuilt cupboards, a butlers sink, a washing machine, dryer and dishwasher, making it the perfect place to complete any household tasks.

With access to the garden, via a partially glazed door, in the summer months, take meals out to dine alfresco.

Freshen up in the cloakroom comprising a WC and wash basin, before returning to the hallway and ascending the stairs, passing the ground floor and making your way up to the first floor.







Refresh & Revive

Discover the family bathroom, where functionality and luxury perfectly combine. A large rolltop bath takes centre stage beside the original feature fireplace, ready to be filled with bubbles to soak your cares away.

The spacious walk-in shower, elegant tiling and wash basin, all installed in 2021 by WC One in Blackheath, are complemented by high-quality fittings and fixtures from Neptune, Villeroy & Boch, and Lefroy Brooks, creating a spa-like sanctuary.

Make your way into the light filled, large double bedroom. Benefitting from secondary glazing to the dual sash windows, it's a peaceful and quiet room.

The original inbuilt cupboards provide ample storage, while the fireplace serves as a focal point. The calming décor, paired with the wooden flooring, creates a serene space to rest and relax. Ascend the stairs to the second floor, passing the exposed brick wall and sash window overlooking the garden, beneath the decorative pendant lighting.

Make your way up to the landing, where access to an expansive attic can be found. Offering ample storage space, the attic is a wonderful addition to the home, allowing personal and household items to be expertly stored and organised.

Flow through to the impressive front bedroom, designed by House of Hackney with full blackout curtains and pelmets and House of Hackney wallpaper. Peace is ensured with secondary glazing to the sash windows and the original fireplace adds to the ambience of the room.

The loft area, while smaller and not used for storage like the main attic that is accessible from the hallway, houses the home's insulation and holds the potential to be opened up for a higher ceiling, subject to planning permission.

Next door is another bedroom, featuring neutral décor and an original fireplace. A sash window overlooks the garden, allowing plenty of natural light to fill the space, creating a peaceful room that's perfect for a restful night's sleep.

OWNER QUOTE: "The attic is really big, there's so much space up there for storage, and the main roof has recently been repaired with a 10 year warranty."





Blackheath Road

Approximate Gross Internal Area = 173.8 sq m / 1871.1 sq ft
 Storage = 13.8 sq m / 148.5 sq ft
 Total = 187.6 sq m / 2019.6 sq ft



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