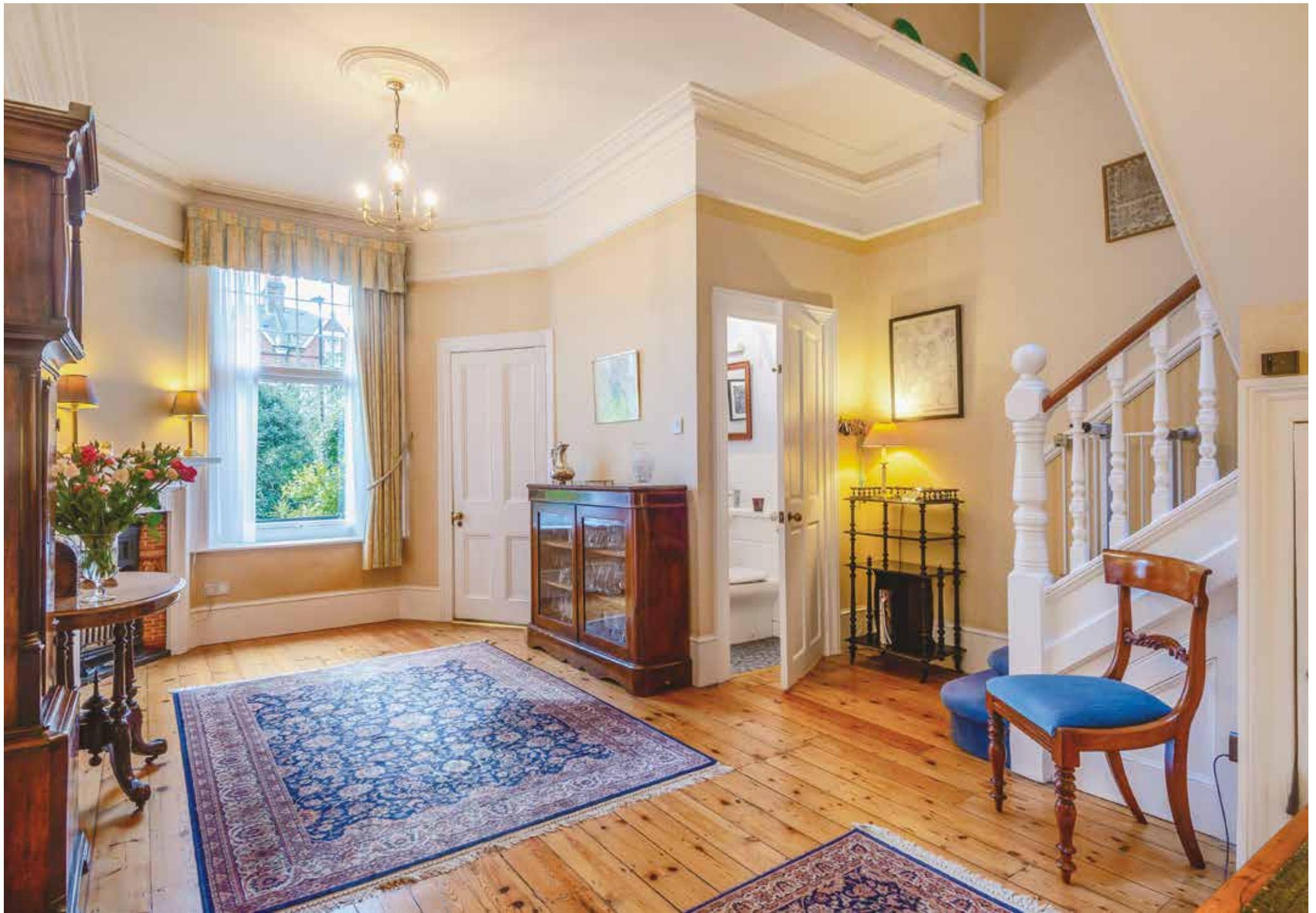




11 Annesley Road
London | SE3 0JX

FINE & COUNTRY

11 ANNESLEY ROAD



KEY FEATURES

This charming and spacious five-bedroom Victorian family home is being offered to the market for the first time in 35 years. Situated on a generous plot in a lovely, tree-lined street, it is conveniently located near Blackheath Village, providing easy access to a range of local amenities.

The property retains numerous period features, adding character and charm to its generous accommodation, which offers an abundance of space for entertaining.

Key features include:

- Driveway parking
- Delightful hallway
- Cellar
- Dressing room
- Large garden
- Over 3,000 square feet of living space
- Close to Blackheath Village and Greenwich Park
- Well-appointed kitchen, ideal for entertaining
- Excellent transport links, with a choice of stations at North Greenwich, Kidbrooke, and Blackheath
- Perfect for commuters to Canary Wharf

This property provides the perfect balance of period elegance and modern convenience, making it an ideal family home.









SELLER INSIGHT

“Eleven Annesley Road is a stunning late Victorian home with an attractive kerbside appeal, and the generous rooms, high ceilings, cornices and original fireplaces of its period.

The present owners explain that when they bought the property, they knew it would make the perfect family home. Its generous size meant there was space for their family to grow, and the large garden provided ample room for entertaining and children's games. It is only a short walk along quiet and attractive Annesley Road into Blackheath village. It has been a much loved and happy family home for thirty five years.

The owners have made changes to the house to suit their family's needs and give it the comfort and modern conveniences of the twenty first century. They remodelled and extended across the rear of the house to create a large kitchen, breakfast and dining room, and added an ensuite and dressing room to the master bedroom. The shower room on the top floor made an independent space for visitors or teenagers, whilst the spiral staircase gives easy access to the cellar.

It is a home which welcomes and enjoys people, and this is felt immediately you step into the charming entrance hall, large enough for welcoming guests and holding a drinks party.

The family use and appreciate the entire house, but the streamlined kitchen and breakfast room is the busy, sociable daily hub of the home, where the cook can chat with family and friends gathered round the table for informal kitchen meals. The dining room has an added atrium and is another lovely large living space. Full of natural light, it is where you can relax in comfy chairs and seat at least twelve people or have space for more if you bring in the kitchen table. The house has been great for children at every age from playing in the garden, using the cellar as a snug or teenage den and it is a safe, well lit walk into the village.

The garden has been fashioned to suit the family, and is a pretty mix of lawn, shrubbery and seasonal colour. Over the years it has seen swings, a trampoline, and climbing frames but is also a delightful green and relaxing setting for barbecues, whilst the patio is a sun trap where there have been many al fresco meals.

The house enjoys a perfect location. It is close to local shops and Blackheath village and is within walking distance to Greenwich Park where you can access the tunnel under the Thames to Canary Wharf. There is a choice of Blackheath and Kidbrooke Stations and it is a short bus ride to North Greenwich.

The owners say that they will miss everything about the house that has been a hugely loved home. However, the time has come for them to downsize, and they are sure the next owners will love it, and the area as they have done.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















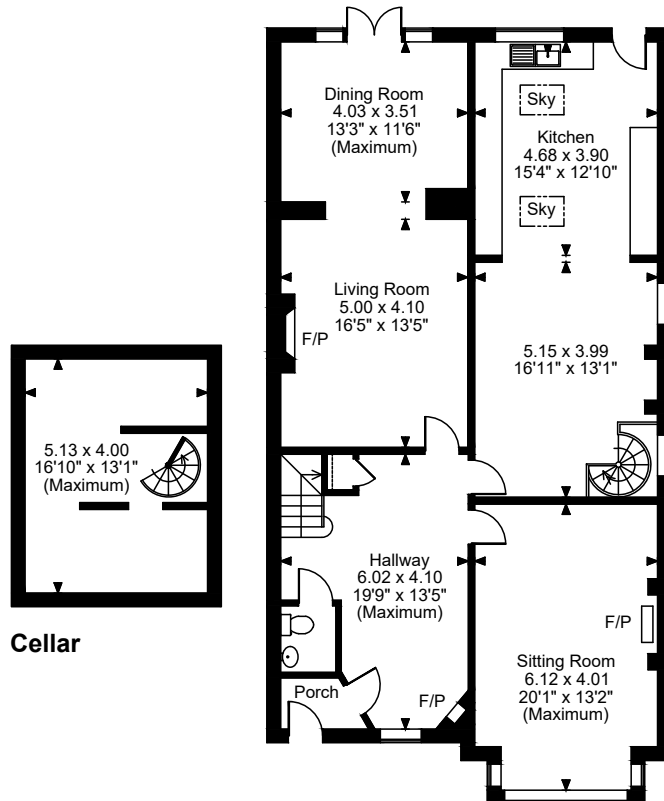
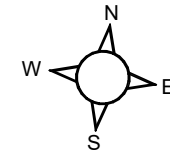




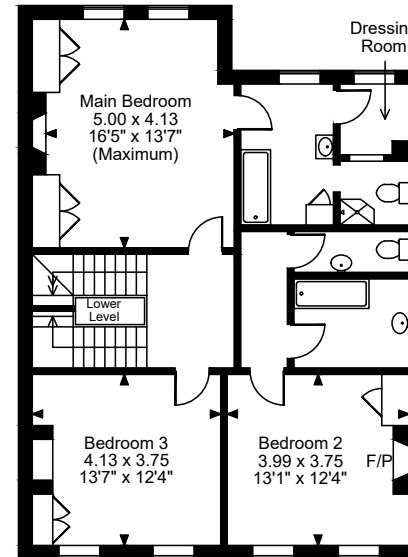




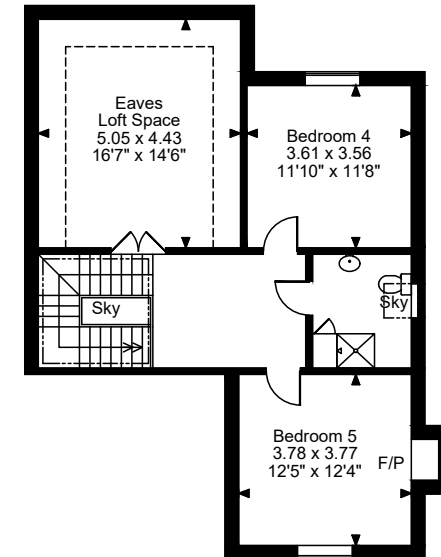
Annesley Road, London
Approximate Gross Internal Area
3041 Sq Ft/283 Sq M



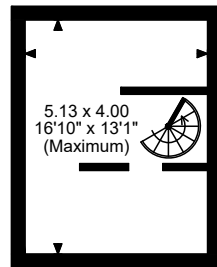
Ground Floor



First Floor



Second Floor



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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FINE & COUNTRY

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