

# KERSHAW'S



## Quentin Place £1,600,000 Freehold

Unique locally Listed Early Victorian Villa built around 1841 in stock brick with stone and stucco dressings including angels from the former St Margaret's Church. It has been in the same family for some 40 years and now offers the opportunity to breathe new life into it and return it to its former glory.



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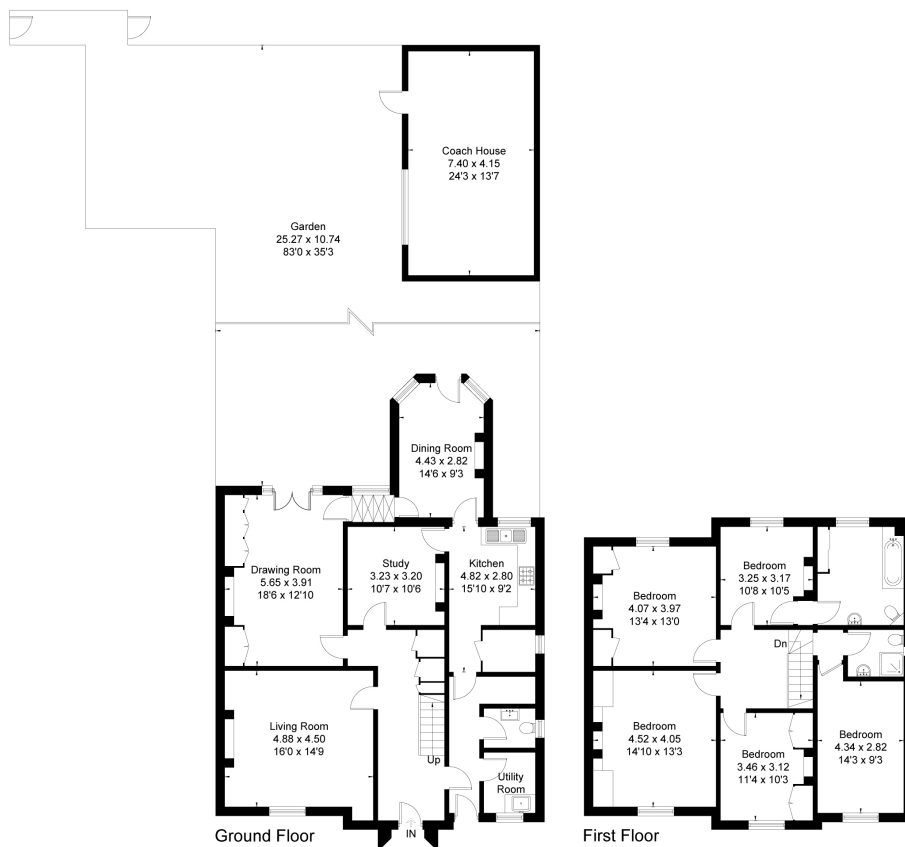
Whilst retaining much original character, charm and features, the house is in need of a full restoration project. Being one of just two unique houses in this pretty quiet and secluded street located between Dacre Park and Quentin Road, within a short walk from Blackheath Village with its array of shops, restaurants, cafes and bars. The Railway Station offers fast and frequent services to the City, Victoria and West End and a one stop change to Canary Wharf. The DLR at Lewisham is also within an easy walk. The area is well served with schools in both the public and private sectors.

Comprising Five Bedrooms, Bathroom and Shower Room, Four Reception Rooms, Kitchen, Utility and Ground Floor Cloakroom. The only house in the surrounding streets to have an L shaped wraparound Garden with pedestrian access onto Dacre park. In addition there is a lovely original two floor Coach House, with power and water, which will offer a wide range of uses once it has been renovated. Currently used as storage. Pedestrian access to this through Dacre Park and the rear garden. Off Street Parking to the gated front Driveway.



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Approximate Floor Area = 210.1 sq m / 2261 sq ft  
 Outbuilding = 30.7 sq m / 330 sq ft  
 Total = 240.8 sq m / 2591 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76693



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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