






VANBRUGH TERRACE

Blackheath, SE3



AN ELEGANT GRADE II LISTED FAMILY HOME

Occupying a generous corner plot on the heath, with far-reaching views over Royal Greenwich Park and beyond, this home has been meticulously restored by its current custodians over the past two decades to an exceptional specification.

			EPC
6	4	4-5	D

Local Authority: London Borough of Greenwich
Council Tax band: H
Tenure: Freehold

Guide price: £ 5,250,000



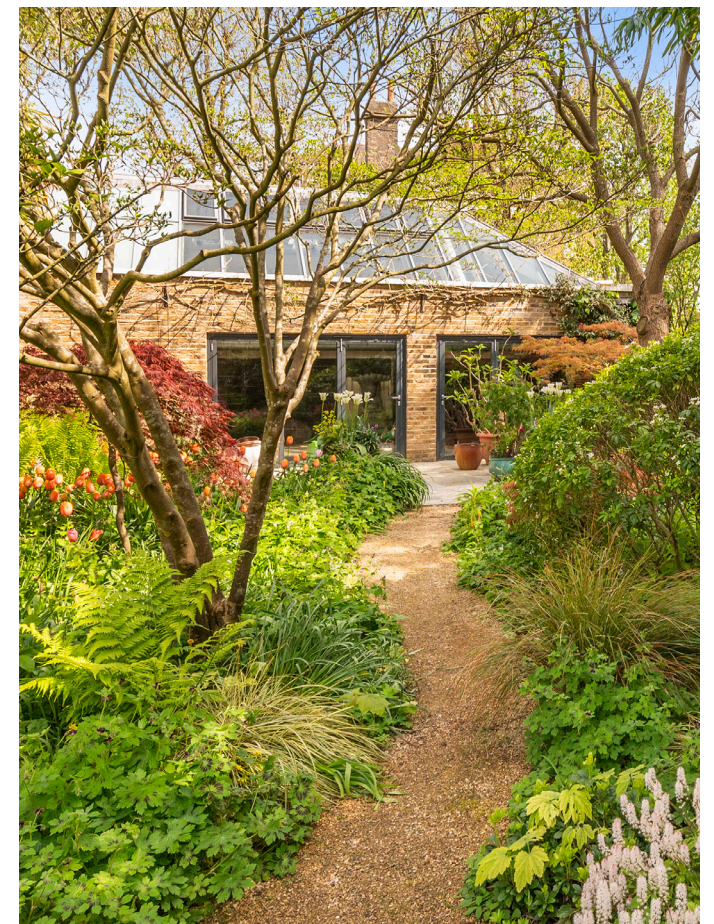
THE HOME

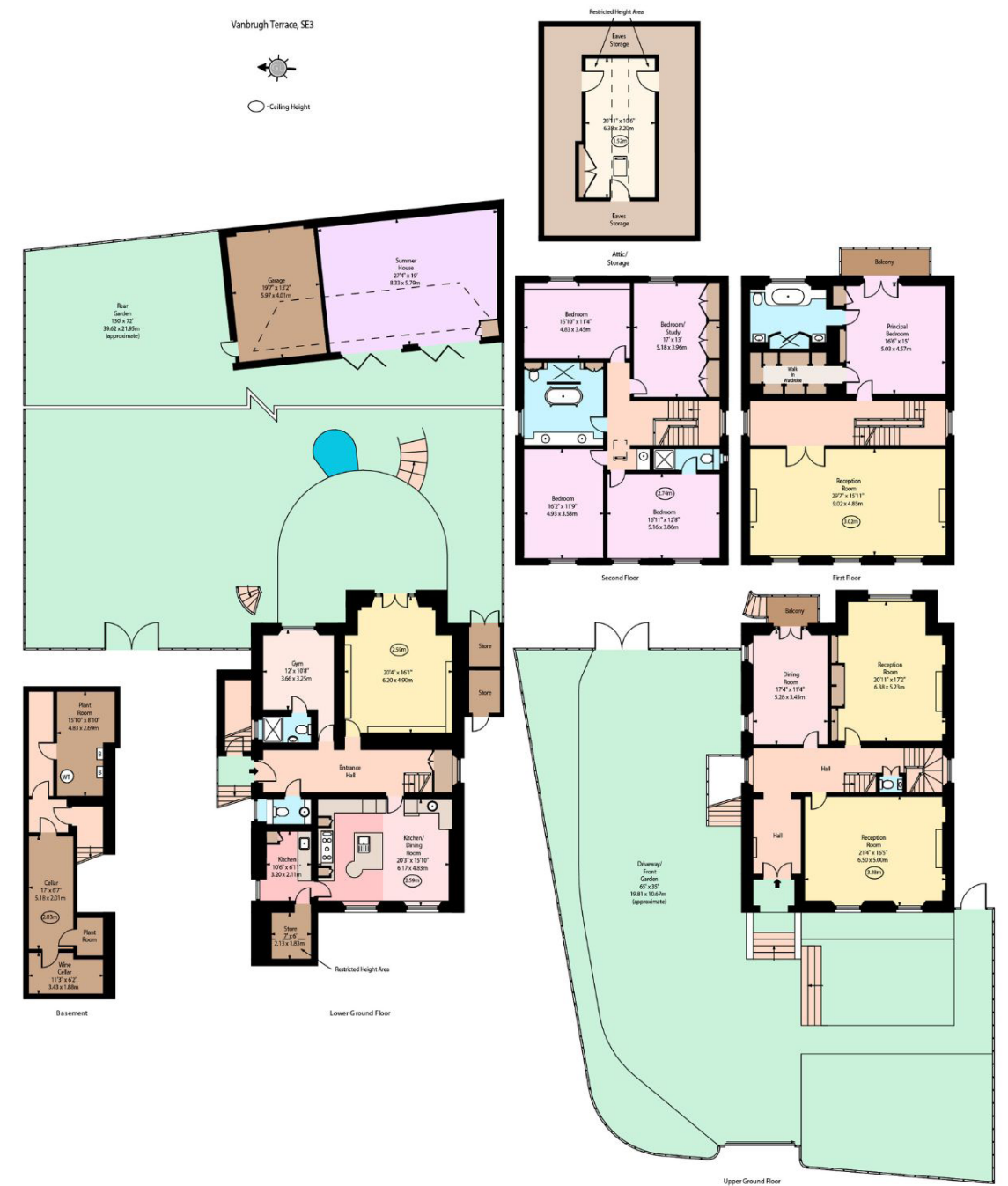
Situated on one of the area's most coveted roads, on the northern flank of the Heath, this imposing stucco-fronted Grade II listed Victorian home offers accommodation arranged over four floors, together with a large outbuilding offering significant potential for ancillary use (STPP).

No. 8 Vanbrugh Terrace retains a wealth of original and sensitively restored period features, including reclaimed French oak floors, flagstones, ornate coving, marble fire surrounds with open fireplaces, stained-glass windows by Edgar Phillips, large sash windows, and working shutters. The house also benefits from polished plaster walls, underfloor heating, and a Crestron integrated system controlling lighting, sound, heating, and security.

Set well back from the road behind electronically operated sliding gates, the property has a landscaped front garden and a generous driveway for several vehicles. Inside, a mosaic-tiled lobby and hall lead to three elegant reception rooms — currently arranged as a library, dining room, and games room — all enjoying views over either the Heath or the rear garden. This level also includes a guest cloakroom.

The rear garden, designed by Terry Williams, extends to approximately 130 ft, with mature planting, a sunken courtyard, water feature, BBQ area, and a Rain Bird irrigation system. At the foot of the garden stands the former stable block, flooded with natural light via a glazed pitched roof and offering multiple potential uses — guest or nanny accommodation, office, leisure complex, or cinema.





Approximate Summer House Area = 47.19 sq m / 508 sq ft
 Approximate Garage Area = 23.87 sq m / 257 sq ft
 Approximate Attic/ Stoarge Area = 66.61 sq m / 717 sq ft
 Total area = 640.56 sq m / 6895 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Simon Boulton

+44 2038 239 944

simon.boulton@knightfrank.com

Knight Frank Canary Wharf

30 Churchill Place

London E14 5RE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and