



Spacious three double bedroom Victorian terrace home offering a rare opportunity to shape a substantial period property in one of London's most vibrant and well-connected neighbourhoods. Brimming with potential and full of classic character, the property provides a generous footprint and a true blank canvas for those eager to create a home tailored to their own style and vision.

Guide price £1,250,000 to £1,350,000

Hazell Holland



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SALES & LETTINGS

Humber Road  
Blackheath  
London  
SE3 7LU

### Enclosed Porch

Double glazed door with double glazed windows.

### Entrance Hall

Double glazed entrance door with double glazed window to side. Laminate wood floor. Two double radiators. Dado rail. Understairs storage cupboard.

### Lounge

16'3 x 12'9 (4.95m x 3.89m)  
Double glazed window to front. Carpet. Rose centre. Fire place. Double radiator. Radiator.

### Dining Room

15'8 x 12'4 (4.78m x 3.76m)  
French doors to conservatory with window to side. Carpet. Rose centre. Double radiator.

### Conservatory

11'7 x 10'6 (3.53m x 3.20m)  
Double glazed french doors leading to garden. Double glazed window to rear. Carpet.

### Kitchen/Breakfast Room

16'9 9'9 (5.11m 2.97m)  
Double glazed window to rear. Vinyl floor. Range of wall and base units built-in oven, hob and extractor fan. Open plan to further kitchen area 9' x 6'3 (2.74m x 1.91m) comprising:  
Double glazed door leading to front. Vinyl floor. Tiled splash backs. One and half single drainer sink unit with mixer tap. Plumbing for washing machine and dish washer.

### Lobby

Double glazed door leading to garden. Vinyl floor.

### Separate w.c.

7'2 x 4'6 (2.18m x 1.37m)  
Two double glazed opaque to side. Vinyl floor. Double radiator. Partly tiled walls. Vanity hand wash basin. Low level w.c.

### Landing

Double glazed window to front with a view over London and the O2 arena. Double glazed window to side.

### Bedroom

13'5 11'9 (4.09m 3.58m)  
Double glazed window to rear. Carpet. Double radiator. Fitted wardrobe.

### Bedroom

16' x 13' (4.88m x 3.96m)  
Double glazed window to front with a view over London and O2 arena. Carpet. Double radiator.

### Bathroom

14' x 9'9 (4.27m x 2.97m)  
Double glazed opaque window to rear. Carpet. Boiler cupboard. Corner bath. Vanity hand wash basin. Shower cubicle.

### Separate w.c.

6'6 x 3'4 (1.98m x 1.02m)  
Double glazed window to front. Carpet. Partly tiled walls. Low level w.c. Vanity hand wash basin.

### Second Landing

Carpet.

### Kitchenette

7'4 x 3'5 (2.24m x 1.04m)  
Double glazed window to front. Single drainer sink unit with cupboard under. Tiled splash backs.

### Bedroom

15'3 x 10'6 (4.65m x 3.20m)  
Double glazed window to rear. Carpet. Radiator. Fire place.

### Loft Space

19'4 x 17'6 x 10'4 (5.89m x 5.33m x 3.15m)  
Two double glazed sky lights. Double glazed window to rear.

### Garden

55, x 23' (16.76m, x 7.01m)  
South facing. Crazy paved area. Laid to lawn. Flower beds.





\*\*\*Guide Price £1,250,000 to £1,350,000\*\*\*  
Hazell Holland offers this impressive three bedroom Victorian terrace house located on Humber Road in London. This property offers a fantastic opportunity for those looking to create their dream home in a vibrant area. With its prime location, you will find yourself just a stone's throw away from Westcombe Park and Maze Hill, as well as the delightful Blackheath Village, known for its quaint shops and eateries.

One of the standout features of this property is the stunning views it provides over the iconic London skyline and the O2 Arena, making it a perfect spot for those who appreciate the beauty of the city. The house itself presents a blank canvas, allowing you to unleash your creativity and transform the space to suit your personal style and needs.

With ample potential for renovation and expansion, this property is ideal for families or individuals seeking a spacious home in a sought-after area. Whether you envision modernising the interiors or extending the living space, the possibilities are endless.

This house is not just a place to live; it is an opportunity to invest in a property that can be tailored to your preferences while enjoying the benefits of a lively community and excellent transport links. Do not miss the chance to make this house your own and enjoy all that London has to offer.





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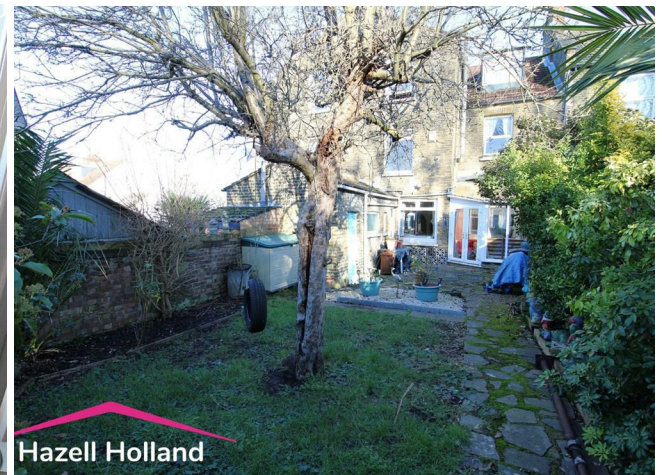
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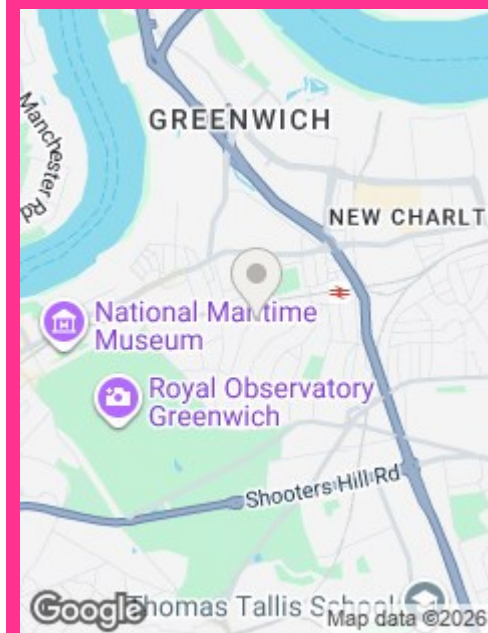
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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TOTAL FLOOR AREA : 1690sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

