



Liskeard Gardens, Blackheath, SE3 0PE

£Freehold

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A wonderful six bedroomed family house, full of period character in a peaceful location close to the open heath, featuring a 70' x 44' landscaped rear garden. It has attractive red brick/white stucco elevations under a clay tiled roof with a top dormer window, a canopied porch and a single attached garage. Unusually, it has the added benefit of a 16'6" x 7' cellar with two areas, perfect for a wine store.

It is a very spacious home with a gross internal area of 3,284 sq.ft. providing large, high ceilinged rooms to the ground floor, featuring a splendid 14' x 10' entrance hall with an impressive staircase, stone surround fireplace and original wooden flooring, continuing throughout into the fine reception rooms. The kitchen/dining room is beautifully fitted in shaker style by 'Greenwich Woodworks' with integrated appliances & granite worktops, and two pairs of glazed double doors that open onto the paved terrace. Further double doors join this room to the rear reception room – which also has glazed doors to the terrace - and between them create an enormous, free-flowing entertaining space. There is a large roof lantern that provides further natural light in the rear reception room, which includes a stone surround fireplace. The 22'x 13' front dining room is a lovely formal reception room, again with original wooden flooring and a marble surround fireplace. There are four double bedrooms and a family bathroom on the, similarly high ceilinged first floor, plus two further double bedrooms and a shower room on the top floor. There are two useful loft storage areas.

The landscaped rear garden offers excellent seclusion bordered by high mature trees, featuring a large, totally private, flagstone paved terrace, leading onto the main lawn bordered by a gravelled cherry tree walkway and well tended flowering borders. A lovely covered arbor is found at the far end for dining, and it also has a wooden garden shed. The whole garden has been cleverly designed to benefit from enjoying sun during differing parts of the day. There is a useful sideway leading round to the rear garden.

It is a pleasant, easy short walk past the open heath and down to the village skirting past 'The Paragon', and 'The Clarendon Hotel'. Blackheath village offers a wide variety of shops, restaurants and pubs, the mainline railway station providing a fast service into London Bridge, Charing Cross, Victoria and Cannon Street. The DLR Lewisham can be accessed by one stop on the overground in the village, then directly into Bank and Canary Wharf. The Victorian 'Blackheath Concert Halls' hosts many a west end recital and music concerts. The Royal Greenwich Park is also within an easy walk across the heath, leading down to the historical sights at Greenwich and the River Thames. Good local state and private schools are close-by, with Eltham College, St.Dunstons and Dulwich colleges within easy reach and each providing pick-up points from Blackheath.

The Accommodation Comprises:

Entrance Hall, Two Reception Rooms, Kitchen/Dining Room, Six Bedrooms, Two Bathrooms, Garden, Garage & Utility Room, Gas Central Heating.

EPC: E

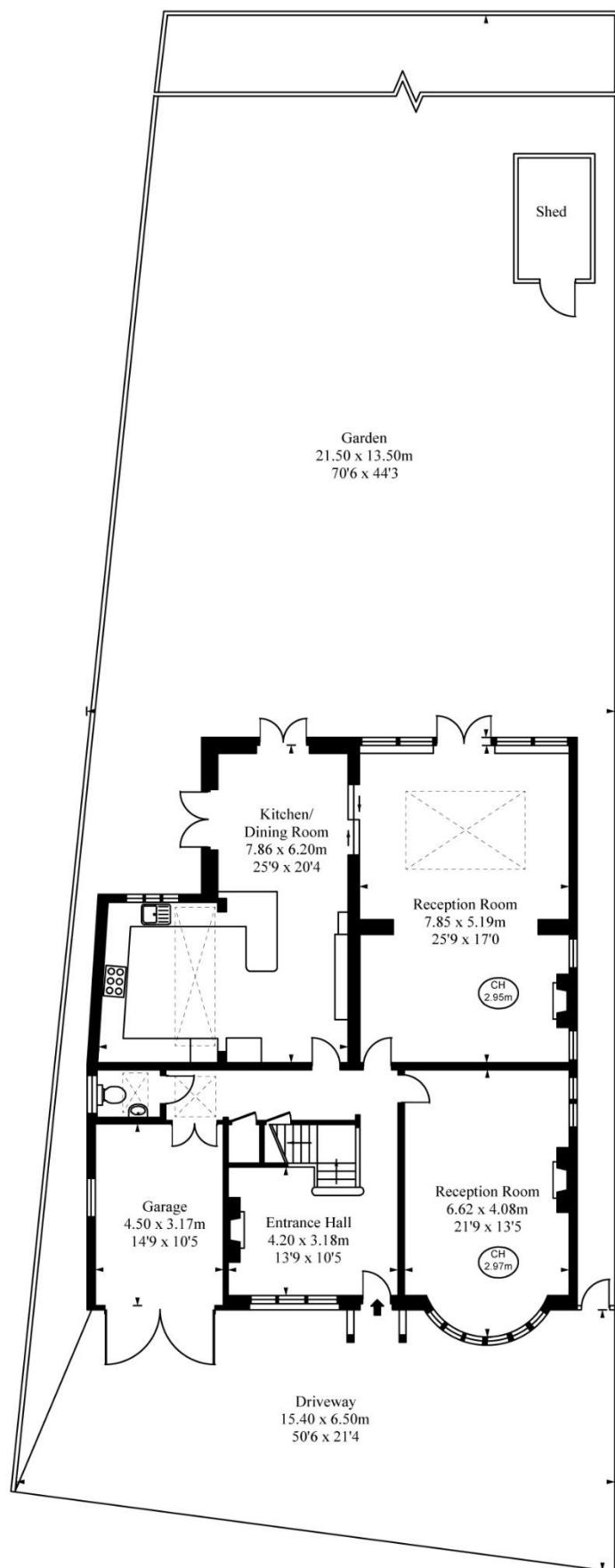
Council Tax Band: G

Greenwich Borough Blackheath Conservation Area









Liskeard Gardens, SE3

Approximate Gross Internal Area

305.11 sq m

3,284 sq ft

Eaves Storage

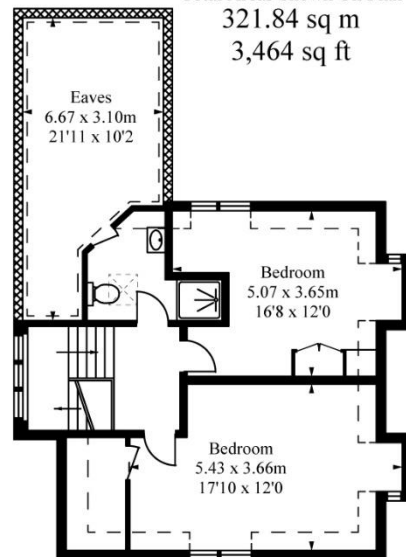
16.73 sq m

180 sq ft

Total Areas Shown On Plan

321.84 sq m

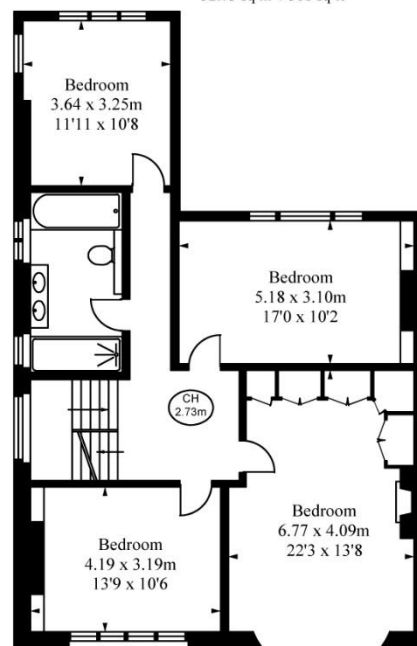
3,464 sq ft



Second Floor

Approximate Gross Internal Area

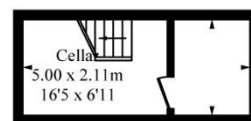
52.73 sq m / 568 sq ft



First Floor

Approximate Gross Internal Area

92.59 sq m / 997 sq ft



Basement

Approximate Gross Internal Area

10.55 sq m / 114 sq ft

Ground Floor
Approximate Gross Internal Area
149.24 sq m / 1,606 sq ft

ILLUSTRATION FOR IDENTIFICATION AND GUIDELINE PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE



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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.