



MYRTLE VILLA  
LEE ROAD, LONDON, SE3

GRANT J BATES  
— PROPERTY —



# A substantial triple fronted Georgian home by Blackheath village



**Myrtle Villa, Lee Road, London, SE3**

**Freehold**

- 4/5 Bedrooms, 4 Bathrooms
- Georgian Detached House
- 4 Reception Rooms
- Fully Renovated
- Incredibly Energy Efficient
- 120ft Rear Garden
- Period Features
- Gated Carriageway Drive
- Fantastic Village Location
- Energy Efficient to EPC A

**Description**

Dating from 1823, this exceptional detached Georgian residence extends to over 3,500 sq ft and occupies a substantial gated plot on one of Blackheath's most sought-after roads. Meticulously restored and significantly enlarged, it seamlessly combines period elegance with outstanding contemporary design, craftsmanship and sustainability. Arranged across just two floors, the house offers a rare lateral layout seldom found in period homes of this scale.

Approached via a sweeping horseshoe carriage driveway, the handsome triple-fronted façade has been carefully restored using traditional lime mortars and plasters. Original floorboards, reclaimed doors, timber double-glazed sash windows, cast-iron radiators and period fireplaces have been retained, creating a home rich in character and authenticity.

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The accommodation includes four beautifully proportioned reception rooms. The principal reception room features an original fireplace and textured limewashed walls, creating a calm and elegant atmosphere. A second reception room combines bespoke panelling, original shutters and period detailing, while a third provides flexible space for a family room, library, study or playroom.

To the rear, an impressive open-plan kitchen, dining and living space forms the heart of the home. Flooded with natural light from two large roof lanterns, it features limestone flooring with underfloor heating, bespoke cabinetry, stone worktops, integrated AEG appliances and a wine fridge. A traditional log burner framed by exposed brickwork creates a striking focal point. Practical family living is further enhanced by a generous utility room, dedicated mud room, integrated garage, excellent storage and a stylish ground-floor bathroom. A versatile garden room offers potential as a fifth bedroom, guest suite, studio or home office.





Upstairs, the principal suite provides a peaceful retreat, complete with an original fireplace and luxurious en suite bathroom. The remaining bedrooms are all generous doubles, with two further en suites. Throughout the home, bathrooms have been finished to an exceptional standard with Burlington sanitaryware, bespoke vanities, brass fittings, roll-top baths, walk-in showers and underfloor heating.

The house has been future-proofed with a Nibe air-source heat pump, solar panels with battery storage, sustainable wood-fibre insulation and eight independently controlled heating zones, delivering impressive energy efficiency.

The east-facing rear garden extends beyond 120 feet and has been thoughtfully landscaped for entertaining and family life. A broad terrace leads to expansive lawns bordered by mature planting, while planning permission is already in place for a detached garden studio of approximately 300 sq ft, with services installed and ready for implementation.





**Situation**

Ideally positioned close to Blackheath Village and Greenwich, the property enjoys easy access to renowned schools, green open spaces, cafés, restaurants and excellent transport links into Central London.

Rarely does a home combine Georgian architecture, contemporary design, sustainability and family living so successfully. The result is a house of genuine distinction, designed for modern life and generations to come.

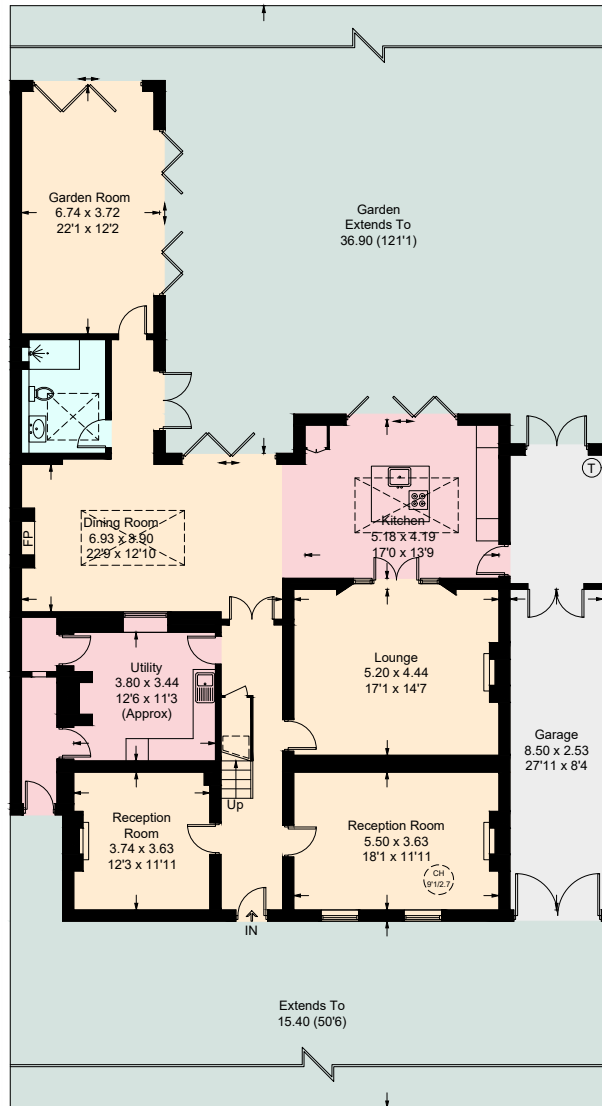
**Additional Information**

**Local Authority:** Royal Borough of Greenwich  
**Council Tax Band:** G  
**EPC Rating:** A

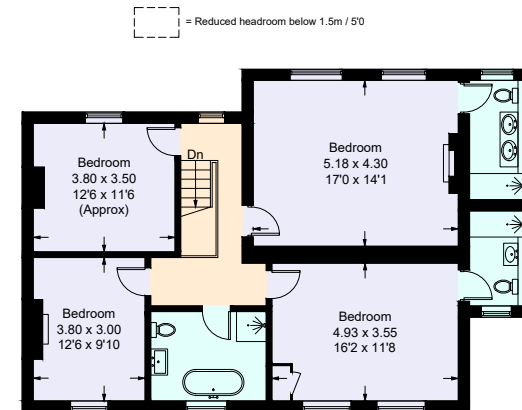


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Ground Floor



First Floor

## Myrtle Villa

Approximate Gross Internal Area = 329.3 sq m / 3544 sq ft (Including Garage)

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.