

River Habitat



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Stratheden Road, Blackheath, SE3

Six Bedroom Victorian House

£1,846 pw

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A spellbinding 4,300 Square foot recently modernised double fronted Victorian House fitted with the latest technology and highest quality fixtures and fittings in the heart of the Westcombe Park Conservation area with six double bedrooms, a double formal reception, a kitchen to dining area, a movie room with surround sound, a pool/spa room and steam room. Additionally, there is parking for 3 to 4 cars at the front and a large, well manicured lawn at the rear.



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- * **Fitted with the latest technology**
- * **Plenty of car parking spaces**

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The Westcombe Park Conservation Area lies to the north of the open areas of the heath and to the west of Greenwich Park. Amongst others, it can be described as mostly residential with leafy streets and patched worked with protected woodlands. Housing stock in the area is predominantly family homes of 3 to 4 bedrooms but depending on the street, houses can be much larger. Most of the period properties date back to Victorian times. Historically, Blackheath has catered to families as there are plenty of church, private and government schools in the area and many within walking distance. While nearby Westcombe Hill station transports commuters into London Bridge and Charing Cross, the Canary Wharfer will take the Jubilee Line at Greenwich North Station (one stop). Not only does a large strip mall exist closeby at the Greenwich Peninsula with such household names as ASDA and Sainsburys but nearby at the Blackheath Standard is an M&S.

Stratheden Road is a North to South road running from Blackheath Village down to Blackheath Standard. It is recognised for its large period houses running either side of the road interlaced with other well known addresses in the area such as St. John's Park and Langton Way. Of note is that a recognised primary private school, Pointers is on the same parade of houses a few doors down.

This detached house is movie star or professional football player material or certainly the type of house which will appeal to families with media or technology backgrounds. There is an integrated alarm and video system around the house allowing the occupier to know what is happening inside the house from most any point. Plasma screens are also already installed.

The property makes itself felt from its entrance on Stratheden road as it is double fronted and elegant (47ft9 X 41ft8) setback from the road with a pebbled driveway allowing for plenty of car parking spaces.

GROUND FLOOR (Circa 1,290 Sq. Ft.)

Entrance from the front door leads left to a double sized formal reception (38ft8 X 14ft8) spanning the width of the house with bay windows to the front due principally west or to the east facing garden. To the right, one enters an open plan dining room with bay window to the front (24ft9 X 15ft4) and a spectacular kitchen (12ft6 X 11ft1) with island lit by a skylight above and accessing the whole width of a large wooden decked terrace (15ft2 X 5ft4) by folding glass doors which fold away to allow a complete "al fresco" feeling to the kitchen area. The stairs go down to a partially paved and lawned garden (57ft2 X 49ft4). There is a cloakroom.

LOWER GROUND FLOOR (Circa 1,061 Sq. Ft.)

The lower ground floor has been constructed with entertainment in mind. There is a cinema room with surround sound of (18ft6 X 14ft8) and large plasma screen. Next door is an ambient Pool/Spa (19ft6 X 14ft7) with an enclosed steam room of (10ft2 X 4ft9) and shower. There is also a separate changing room with a cloakroom and Gym/Playroom of 14ft7 X 12ft8 which leads up via stone steps to the garden.

FIRST FLOOR (Circa. 1,017 Sq. Ft.)

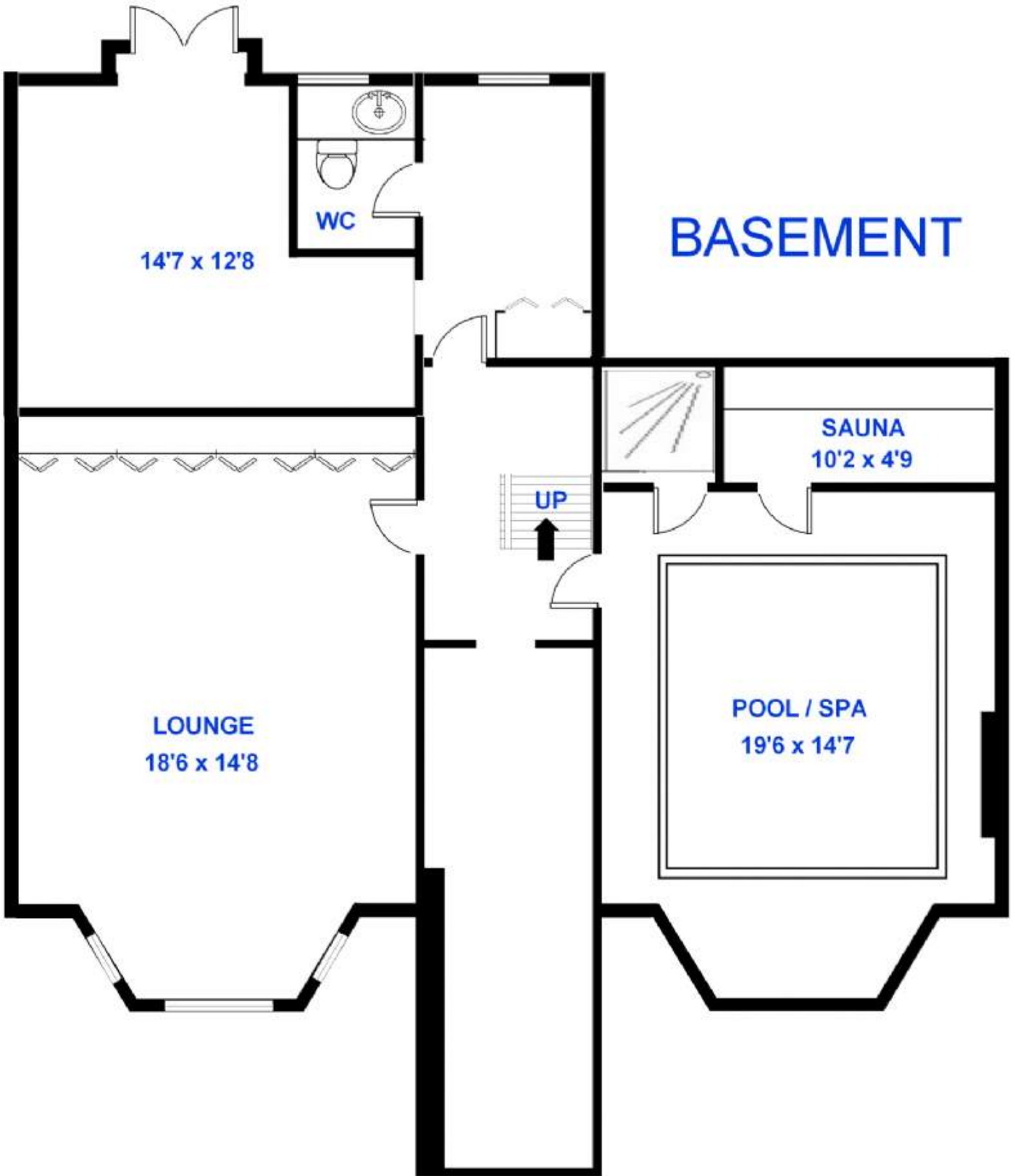
The layout of the first floor had primarily been designed for the family parents. The master bedroom (18ft11 X 14ft8) leads into a walk in wardrobe and in turn a marble wet room (14ft6 X 7ft1) with a shower booth, his and her basins and a low level WC. In addition, the second bedroom (21ft11 X 15ft4) is perfect as a guest bedroom in mind with an en-suite of (9ft11 X 6ft3). There is a small cloakroom off of the staircase.

TOP FLOOR (Circa. 1,017 Sq. Ft.)

While the first floor was planned for the parents, the second floor layout is for children:- Bedroom 3 (15ft5 X 12ft), Bedroom 4 (14ft11 X 14ft9), Bedroom 5 (16ft9 X 14ft9) all are serviced by the Guest Bathroom (6ft10 X 6ft4). Bedroom 6 (12ft4 X 9ft2) made with an au-pair/live-in Nanny in mind has a small en-suite of 9ft1 X 3ft9 with W.C., Shower Booth and Wash Hand Basin. There is a small cloakroom off of the staircase.

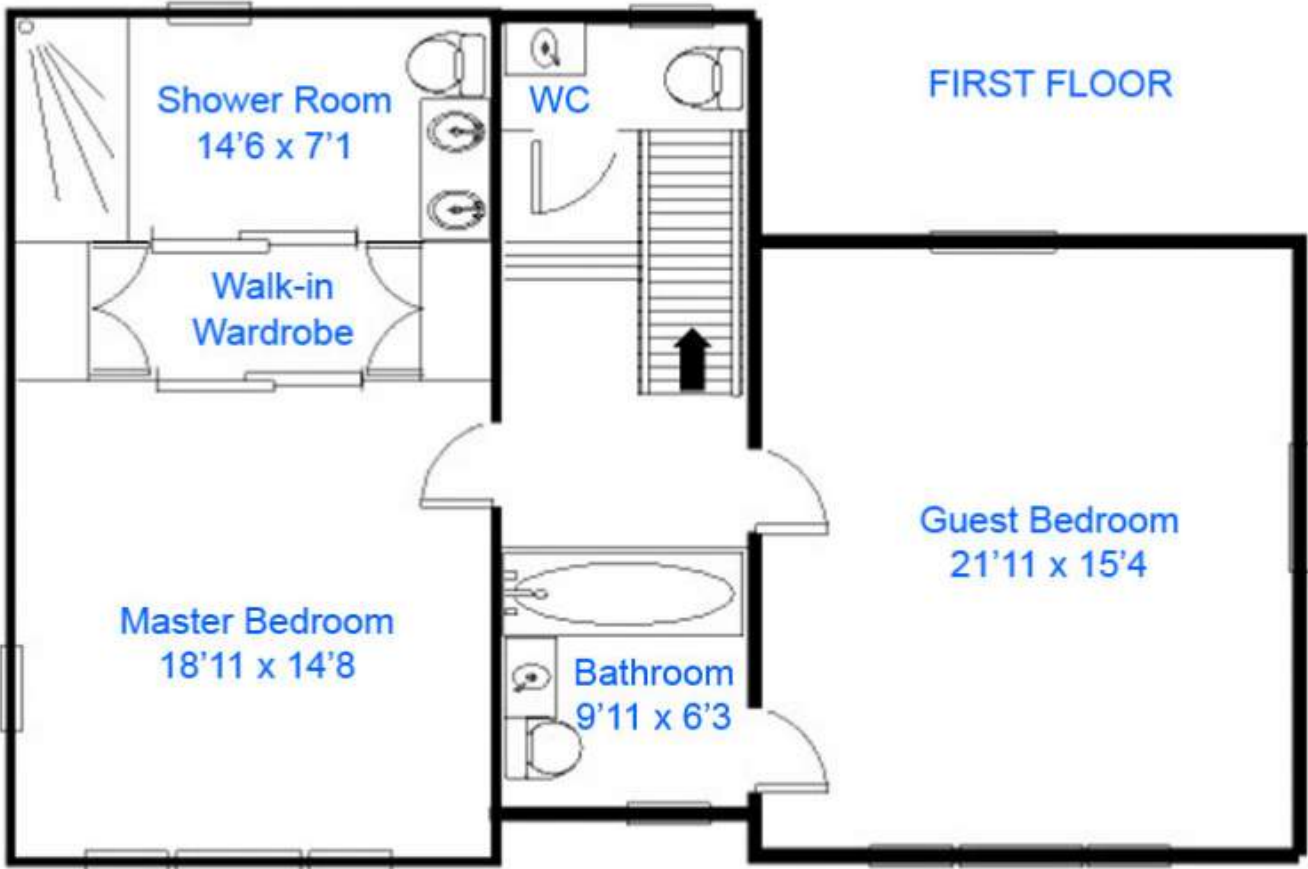


BASEMENT



GROUND FLOOR





FIRST FLOOR

Shower Room
14'6" x 7'1"

WC

Walk-in
Wardrobe

Master Bedroom
18'11" x 14'8"

Bathroom
9'11" x 6'3"

Guest Bedroom
21'11" x 15'4"

