



The Plantation, Blackheath, SE3 0AB

£ Freehold

Beautifully and comprehensively refurbished with architecturally sympathetic style - in keeping with the original Eric Lyons design - and luxury fittings throughout, a three bedroomed T8 Span house. The house is quietly situated on the far side of the well-tended, central communal garden and has the great advantage of private courtyard gardens at both the front and rear, west and east facing respectively, for morning and afternoon sun, or shade, as desired.

The through reception room has full walls of original windows and doors to both gardens, and is open to the study, and the exquisitely fitted, Italian 'Doimo Cucine' kitchen which is complemented by German appliances throughout, including an induction hob with integral in-hob extraction, porcelain worktop and many other features, such as a 'Quooker' tap and underfloor heating. Upstairs hardwood parquet flooring has been sourced and lovingly fitted, a perfect match for the original on the ground floor. There are two good double bedrooms each with smart fitted acoustically wood clad wardrobes and a third bedroom which is decadently utilised as a dressing room. The bathroom is superbly fitted with Italian marble & porcelain, German cast-iron bath, underfloor heating etc., and has a concealed laundry cupboard with washer/dryer. There is a new central heating boiler and system with new designer radiators throughout, and the electrical system has been refitted and upgraded, all warranted until 2035. Note, all the kitchen appliances installed in 2025 are also under warranty until 2030. Thermal insulation has been installed to all upstairs external walls and the new 'Velux' electric skylight provides energy efficiency and ventilation.

The Plantation, off Morden Road on the private Cator Estate, is about half a mile from Blackheath village and station, a lovely walk via the open heath.

The Accommodation Comprises:

Entrance Porch, Double Reception Room, Kitchen, Study, Three Bedrooms, Bathroom, Front & Rear Gardens, Garage en-bloc, Gas Central Heating, No Chain.

EPC: D Council Tax Band: E Greenwich (Blackheath Park Conservation Area)

Estate Charge £210/month









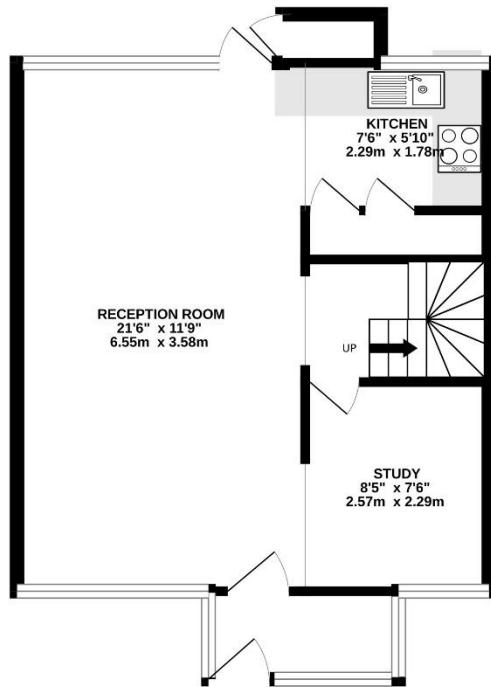




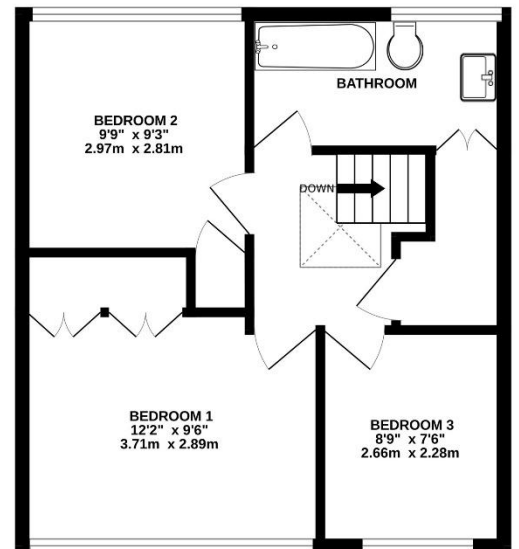




GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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VIEWING: Strictly by appointment through Comber & Company

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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.