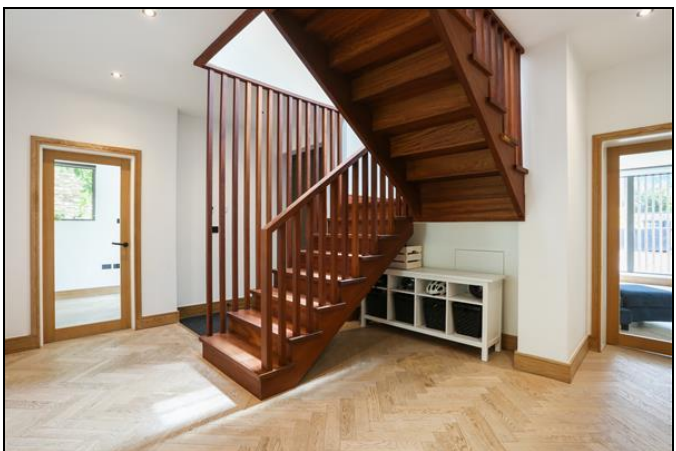




Amoreira, Eliot Park **£2.25 Million Freehold**

Unique and luxurious recently built detached contemporary home offering spacious well planned and proportioned interior of over 2,300 sq ft with an ultra high end specification. Some of the many features include CP Hart sanitary ware - bespoke Biography Kitchen - bespoke Iroko staircase - Herringbone engineered oak flooring with under floor heating throughout - Lutron Lighting system throughout - Sonos sound system - bespoke joinery -oak doors and black ironmongery throughout - award winning landscape architect designed garden. Located on the west side of Blackheath a short distance to the open heath and Blackheath Village. Lewisham mainline station and DLR are a few minutes walk offering fast and frequent services to the City Canary Wharf Victoria and West End.

KERSHAW'S



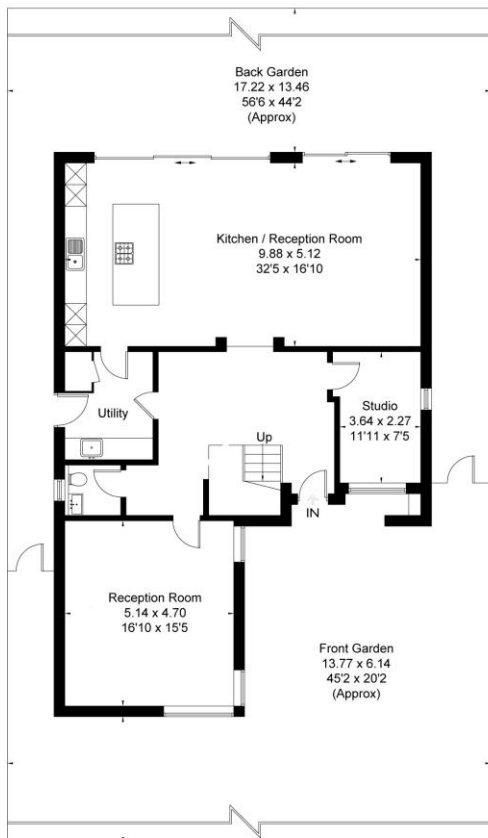
KERSHAW'S

The interior comprises - Formal Reception Room - Set across the entire rear of the house is the Kitchen Dining Family Room - separate Studio - Utility Room - Ground Floor Cloaks - Fitted Master Bedroom and En-Suite - Three further Double Bedrooms and Two Bathrooms - one En-Suite. Off Road private parking. The house is built in Ibstock Staffordshire blue brick with Native English Cedar fins. Superfast broadband compatible, sky, cable and BT compatible. Power supply ready for an EV charger.

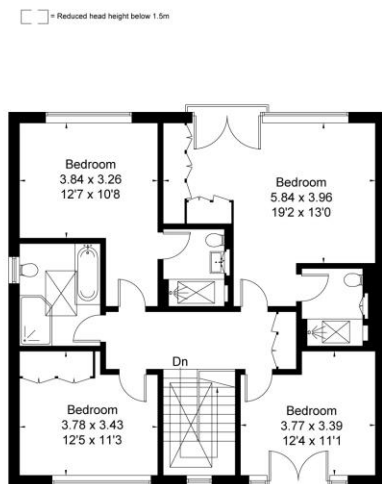


KERSHAW'S

Approximate Area = 221.0 sq m / 2379 sq ft
Including Limited Use Area (3.2 sq m / 34 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 866634

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	90	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	