



Ulundi Road Blackheath **£1,700,000 Freehold**

A beautiful and incredibly spacious, well planned and proportioned family home, with an interior that works on all levels. With amazing views to the rear across to Canary Wharf and the City beyond. Retaining much original character with panelled doors, an abundance of fireplaces, high ceilings with ornate cornicing and lovely original staircase. Located in much sought after quiet residential road close to Greenwich Park and Maze Hill station or a walk through the park to the DLR.

Formal living room, family/dining room opening onto the well equipped kitchen, storage/utility area and garden room beyond. The basement has been converted into a utility area and contains a large laundry room and separate storage room. To the first floor is the master bedroom and en-suite shower room, an additional two double bedrooms and family bathroom. The top floor has a further two double bedrooms and scope for an additional bathroom if required. There are fantastic views across the City from the upper levels. The landscaped rear garden is largely level for easy maintenance and great for children's play equipment.



Tiled path leads up to the panelled front door into:

Entrance Hall

Lovely entrance hall with detailed original cornice, arch mouldings, architraves, dado rail and skirtings. Stripped and waxed floorboards. Radiator.

Living Room

Wide angle floor to ceiling bay window to the rear incorporating sealed double glazed windows and central french doors opening out onto the deep patio and garden beyond. High ceiling with original detailed double cornice and central rose moulding. Stripped and waxed floorboards. Beautiful original marble fireplace with high mantel and cast iron inset. Radiator.

Dining/Family Room

Large open plan Dining/Family Room. Wide angled sealed double glazed sash windows to the front and original panelling. High ceiling with original detailed cornice and central rose moulding. Two radiators. Original marble open fireplace with cast iron inset. Stripped and waxed floorboards.

Flowing through into:

Kitchen

Open plan kitchen off Dining/Family room. Extensively fitted Leicht kitchen with wall, double width drawer units and base units. Deep worktops. Integrated dishwasher, fridge and freezer. Neff oven and four ring gas hob with concealed extractor fan above. 1 1/2 bowl stainless steel sink unit with stainless steel drainer and mixer tap. Glass shelving. Wall mounted tall radiator. Opaque window to the side allowing light to filter through. Low voltage ceiling lighting. Walk through to further storage area with utility cupboards and space for American style fridge freezer.

Flowing through into

Garden Room

Side extension with sun tunnels allowing light to flow in. Sealed double glazed french doors leading out to the garden. Currently used as a children's activity and music room. Low voltage ceiling lighting and radiator.

Cloakroom

Villeroy and Boch suite with wc and wall mounted wash hand basin. Keuco mirrored vanity unit with integrated lighting. Walls fully tiled in large white ceramics. Heated towel rail/radiator. .

Steps down to Basement

Utility Room

Basement has been converted into a very useful utility area. A range of base units and shelving.. Plumbing for washing machine and vented for a tumble dryer. Stainless steel sink unit with mixer tap. Radiator and extractor fan. Low voltage ceiling lighting. Built-in cupboard housing the Worcester Bosch boiler for the gas central heating and hot water. Gas meter cupboard. Ideal for drying clothes and storage.

Cellar Room

Masses of storage space with low voltage ceiling lighting. Electricity meter cupboard. Lovely original curved staircase with twisted balustrades leads up to the First Floor Landing with radiator.

Master Bedroom

Lovely light room with high ceiling with twin cornice and deep skirtings. Sealed double glazed wide angle sash bay window. Open fireplace with cast iron inset and slate hearth. Radiator. Built-in wardrobes.

Ensuite Shower Room

Walls fully tiled in smooth ceramics and Amtico tiled floor. Villeroy and Boch suite with concealed flush wc and wash hand basin with mixer tap. Corner Showerlux shower cubicle with Perspex shower screen. Keuco mirrored vanity unit with integrated lighting. Sealed double glazed sash window. Low voltage ceiling lighting. Heated towel rail/ radiator.

Bedroom Two

Sealed double glazed sash window to the rear overlooking the gardens. Ceiling cornice and skirtings. Radiator. Open fireplace with cast iron inset.

Bedroom Three

Sealed double glazed wide angle bay window to the rear with extensive views across to Canary Wharf and The City beyond. Ceiling cornice and skirtings. Radiator. Open fireplace with cast iron inset.

Family Bathroom

White suite with chrome fittings. Tile enclosed bath with Axa fill and separate over-bath shower. Wide Villeroy and Boch wash hand basin and mixer tap with large Villeroy and Boch built-in vanity storage beneath. Low flush Villeroy and Boch wc. Schneider mirrored vanity unit with integrated lighting. Walls fully tiled in smooth ceramics and Amtico tiled floor. Wall mounted towel rail/ radiator. Opaque sealed double glazed sash window to the side. Low voltage ceiling lighting.

Stairs up to the Second Floor

Bedroom Four

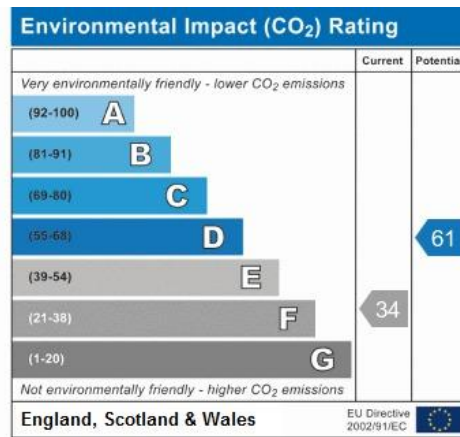
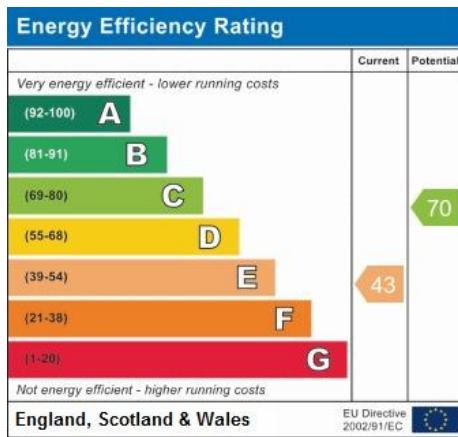
Bright room with high ceiling and extremely wide casement dormer to the front. Cast iron fireplace. Recessed built-in book shelving. Radiator. Loft hatch.

Bedroom Five

High ceiling and extremely wide casement dormer to the rear with extensive views across to Canary Wharf and The City beyond. Pretty cast iron fireplace. Original eaves storage.

Exterior

Secluded garden with a deep stone paved patio. Landscaped lawn area with surrounding trees and shrubs with additional seating patio area to the rear. Outdoor tap and power point. Garden shed.



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.



Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft
Basement = 21.1 sq m / 227 sq ft
Total = 211.2 sq m / 2273 sq ft

Ulundi Road

FLOORPLANZ © 2017 0203 9056099 Ref:183594

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.