



Humber Road, Blackheath, London, SE3

£2,500,000 *Freehold*

7  3  4 

A magnificent seven bedroom Victorian family home spanning approximately 3,277 sq ft and arranged over multiple floors, this exceptional double-fronted residence combines striking period character with bold contemporary design, all set on one of Blackheath's most sought-after roads.

KEY FEATURES

- seven-bedroom Victorian family home, approx. 3,277 sq.ft
- double-fronted with beautiful period features.
- stylish kitchen/dining space opening onto terrace
- elevated terraces with panoramic London views
- landscaped garden with heated swimming pool
- self-contained lower-ground-floor apartment



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The ground floor offers a wonderful sense of scale and flow, centred around two impressive reception rooms with high ceilings, intricate cornicing and beautiful fireplaces, creating elegant yet inviting living spaces. To the rear, the house opens up into a stunning kitchen and dining environment, thoughtfully designed with bespoke cabinetry, quality finishes and excellent natural light, making it the true heart of the home. From here, doors lead out onto a generous terrace, perfect for entertaining and seamlessly connecting the indoor and outdoor spaces.

Upstairs, the accommodation is both extensive and versatile. The principal suite is particularly special, enjoying elevated views and a sense of calm, complemented by further well-proportioned bedrooms arranged across the upper floors. In total there are seven bedrooms and three bathrooms, providing flexibility for growing families, guest accommodation or working from home.

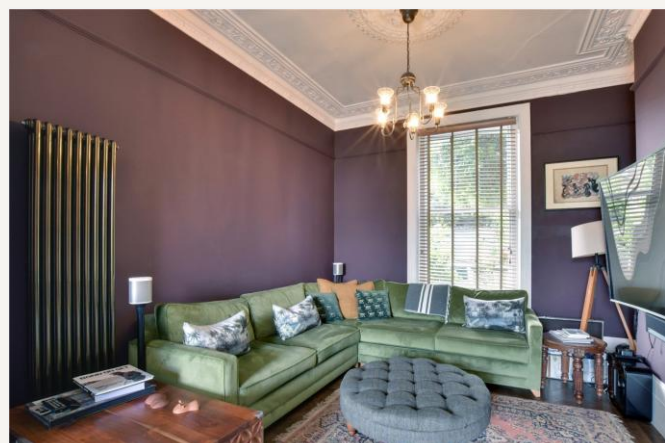
A standout feature of the property is the series of elevated terraces, capturing breathtaking panoramic views across London's skyline, including Canary Wharf and the City, an ever-changing backdrop that adds something truly unique to the home.

The rear garden has been beautifully landscaped and arranged over tiers, offering a combination of entertaining space, lawn and, most notably, a superb heated swimming pool, an exceptional addition that elevates the lifestyle offering and makes this house quite unlike others in the area.

Further enhancing the flexibility of the home, the lower ground floor is configured as a self-contained apartment, ideal for guests, older children, staff or as a potential income-generating space if required.

This is a rare opportunity to acquire a substantial and beautifully curated home that effortlessly balances period elegance with modern family living, all within a prime Blackheath setting.

Humber Road is a popular road within the Westcombe Park area in Blackheath. The property is within 725 metres from both the Heath and Greenwich Park and opposite Greenwich Pleasance. An outstanding location to take advantage of local amenities in almost all directions. 0.7 miles to the west you will find the historic Greenwich town centre. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds, to the old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. North you will reach Woolwich Road where you will find Greenwich Square Library and Leisure Centre which has a swimming pool. There is also a range of Artisan coffee shops and bakeries as well as a Co-op, Sainsbury's and Tesco local. Walking southwest just 1 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars, restaurants and farmers market, giving a genuine feeling of village life inside London. Finally, 700 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a few minutes' drive.



The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters. Westcombe Park Station is just 315 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich).

A short walk away are sought after primary schools including Halstow, Invicta and Sherington. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: E

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Yes

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

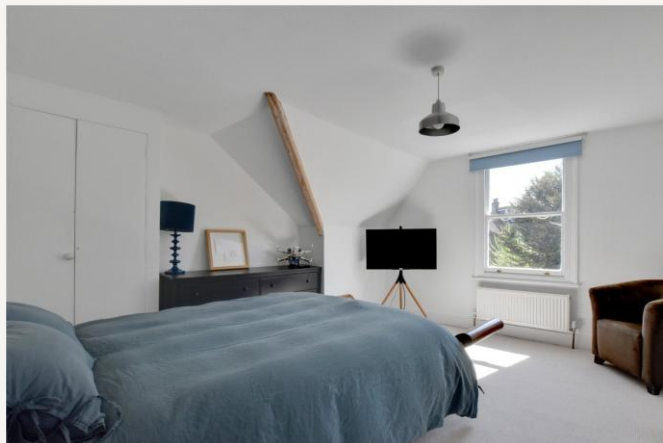
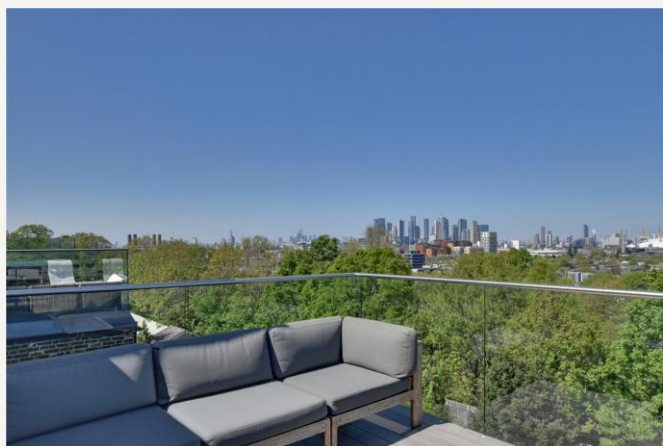
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

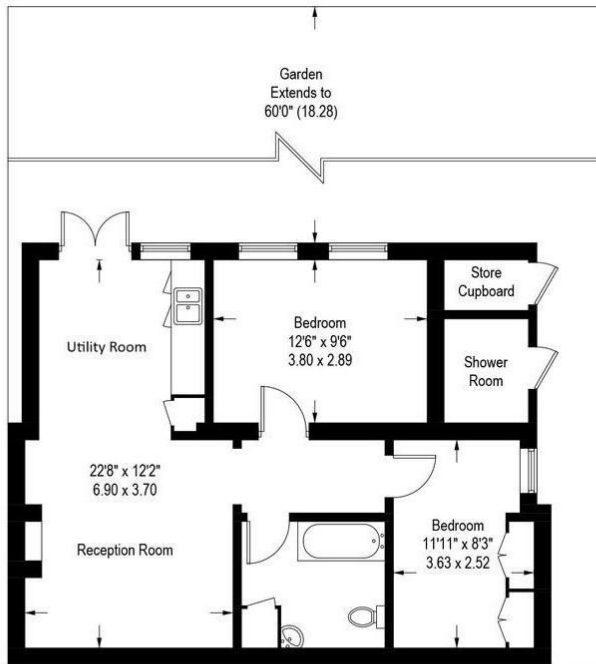
For more information, scan the QR code or visit the link below



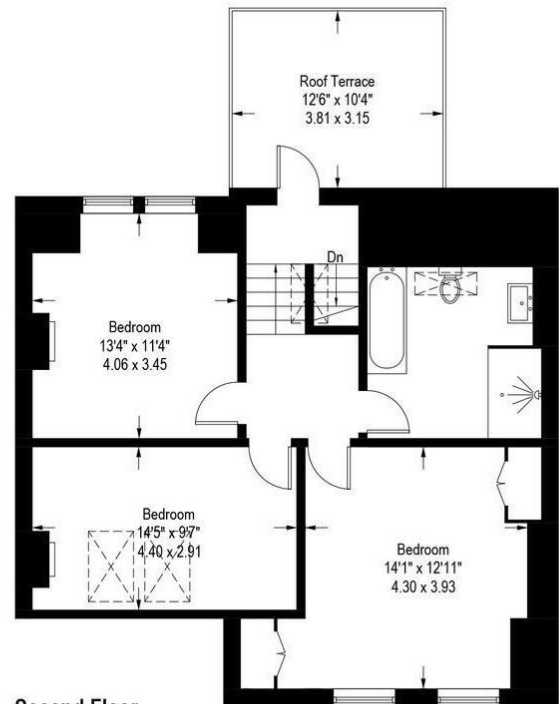
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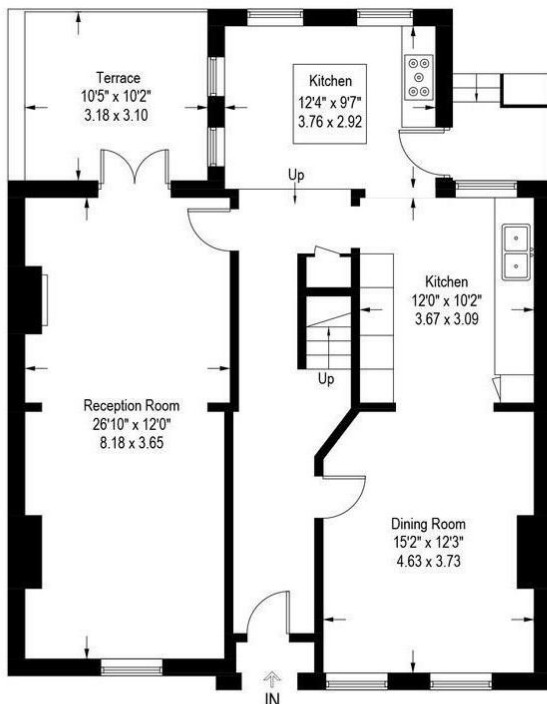




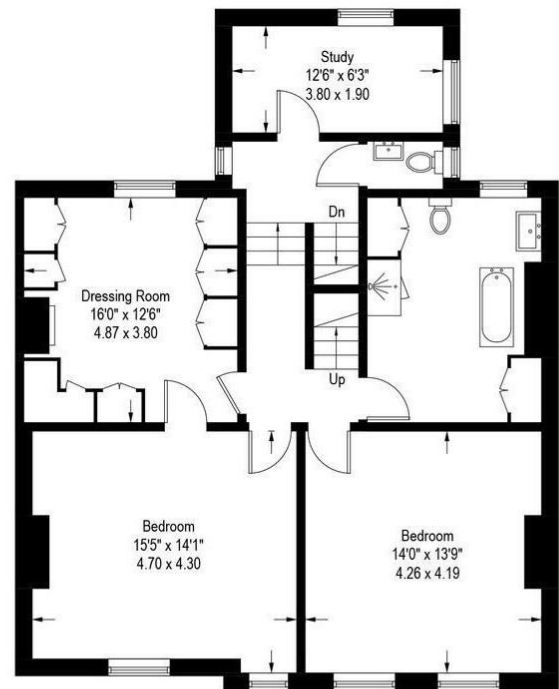
Lower Ground Floor



Second Floor



Ground Floor



First Floor

Approximate floor area: 3,277 sq.ft / 304.5 sq.m

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