

# Hamptons

INTERNATIONAL



## Hardy Road, London, SE3

6  5  5 

GUIDE PRICE

**£2,500,000**

**(£2,500,000)**

## Property details

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### Key features

- **Six/seven bedrooms**
- **Beautiful rear garden**
- **Gated parking**
- **High end finishings**
- **Self-contained flat**
- **Gym**

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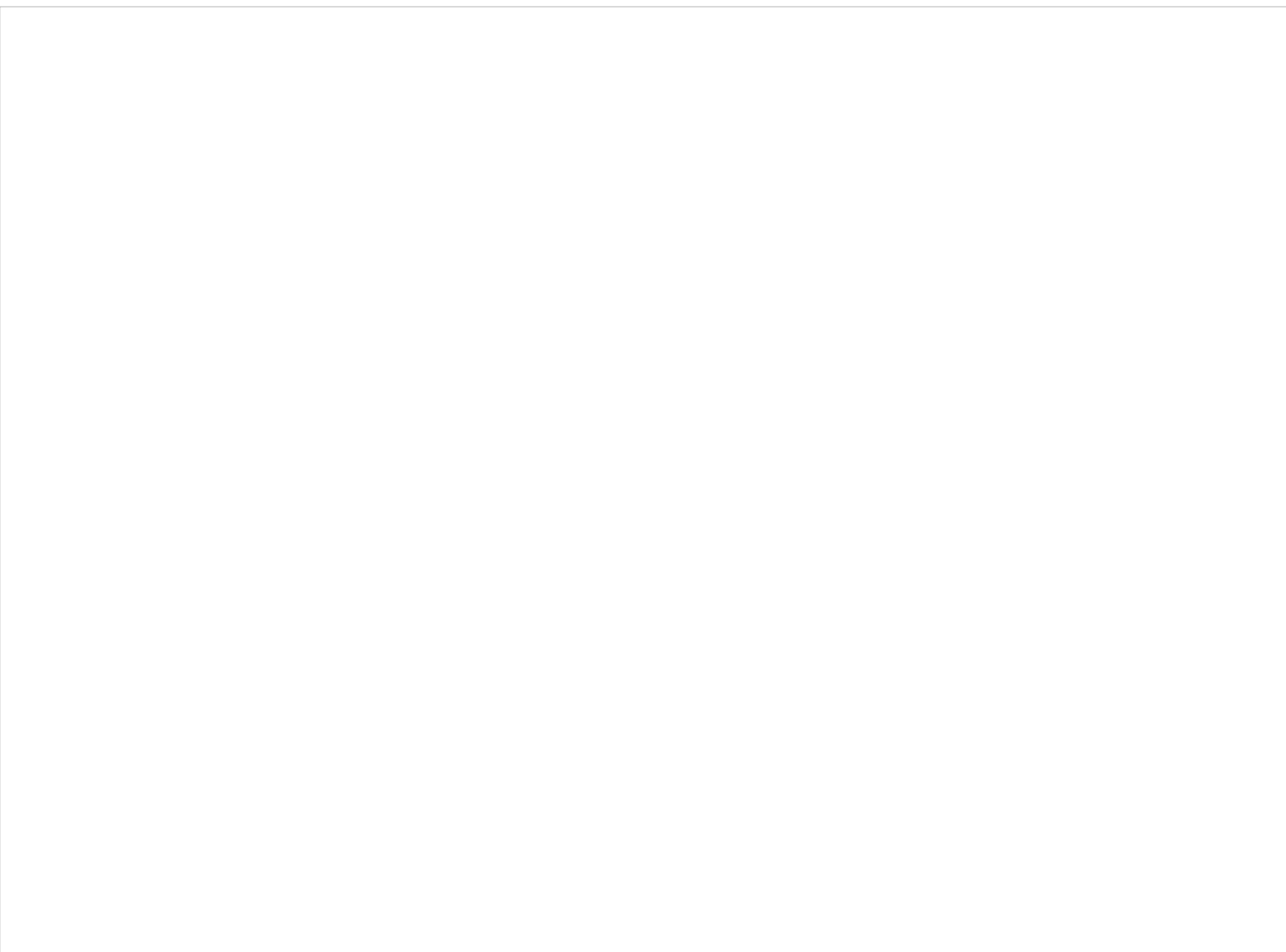
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## Description

Guide Price £2,500,000 - £2,750,000 A substantial modern link detached house, occupying a large plot within the desirable Westcombe Park Conservation Area. Built as a pair, this impressive home spans nearly 4,000sqft and boasts a 130ft southerly facing garden. Guide Price £2,500,000 - £2,750,000 A substantial modern link detached house, occupying a large plot within the desirable Westcombe Park Conservation Area. Built as a pair, this impressive home spans nearly 4,000sqft and boasts a 130ft southerly facing garden. This wonderful home is set back from the road behind electric gates and approached via a paved path. Once inside, the welcoming hall opens into the incredible living room with floor to ceiling bi-folding doors which span the entire rear of the house giving amazing views over the garden whilst allowing an abundance of natural light to stream in. The room opens into a dining area and then through to the kitchen. The stylish Roundhouse kitchen is made up of white cabinetry with a stone work surface and is integrated with high end Gaggenau appliances. Across the hall is a further reception room with a feature curved wall. This room also has an en-suite bathroom so could be used as an additional bedroom. An impressive turned staircase takes you up to the first floor where you find the most impressive principal suite. The huge bedroom has floor to ceiling windows overlooking the garden with doors out to a lovely terrace. There is a contemporary en-suite bathroom which also has access to the terrace and a large fully fitted dressing room. There is a further bedroom on this floor (originally two bedrooms but has been opened into one) with built in wardrobes and an en-suite bathroom. The final two bedrooms occupy the top floor, both with panoramic windows offering incredible views over the garden and towards London. One of the bedrooms has access to a private roof terrace. There is a modern Jack and Jill bathroom on this floor. The lower ground floor offers complete versatility, currently laid out as a gym, office space, utility and store room along with a self contained flat with an en-suite bedroom, and a living room with kitchenette. This would make an ideal space for an au pair or as a granny flat. Outside The amazing rear garden is southerly facing and spans over 130ft. There is a raised terrace out from the living room with a few steps down to the main garden which is mainly laid to lawn. A stone path leads you down to a secret garden at the rear with a seating area with fire pit and some wonderful planting. The whole garden is surrounded by mature trees and planting creating a beautifully private oasis. There is gated off street parking to the front. Situation Hardy Road runs through the middle of the ever popular Westcombe Park Conservation Area. The house is conveniently located for access to various local amenities, only a short walk away from Westcombe Park station. Blackheath Standard and Greenwich Royal Park are both within easy reach. At Blackheath Standard you will find a Marks & Spencer Food Hall amongst a variety of independent shops and cafés. A stroll through Greenwich Royal Park will bring you into Greenwich town centre and transport to the City by road, rail or riverboat. Finally, Westcombe Park train station provides regular services into London Bridge and Cannon Street. For those looking for schooling, there are a number of fantastic state and private schools close by. Property Ref Number: HAM-60333







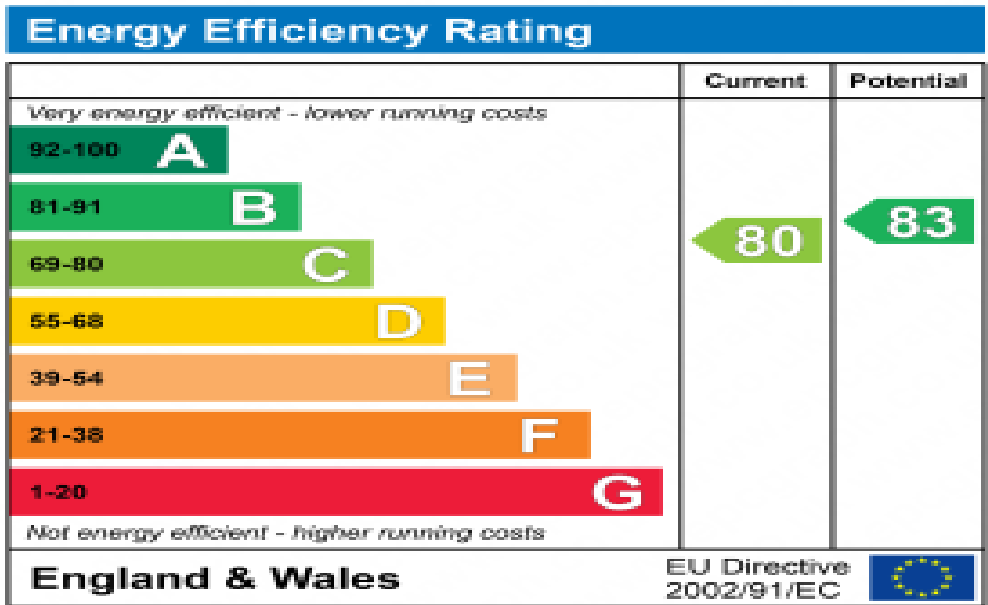
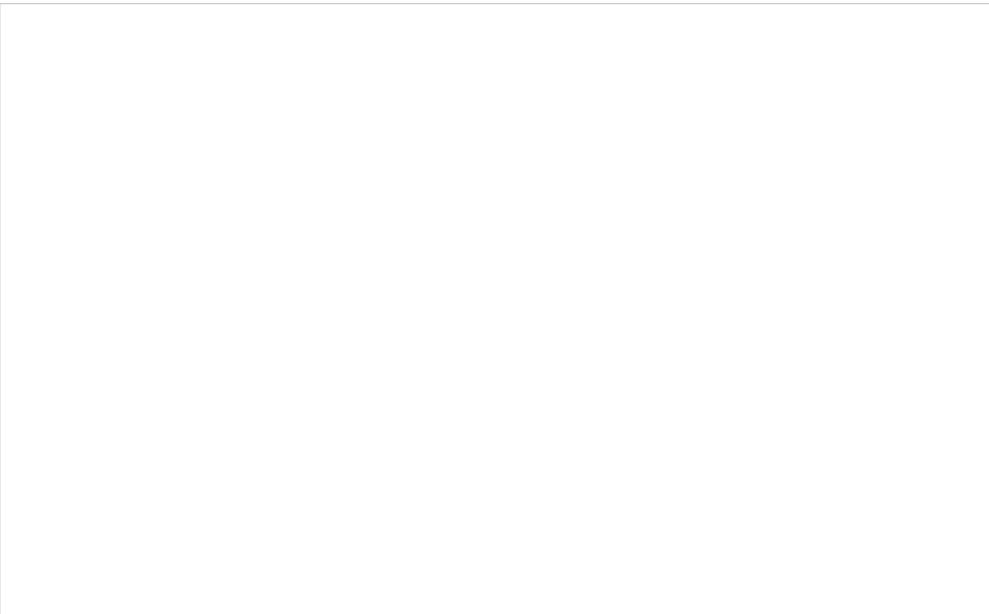












# Floor plan

## WULFSTON VILLAS

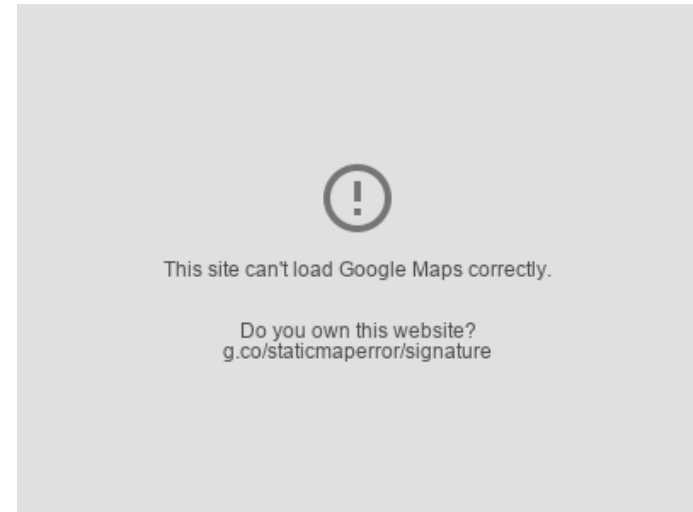
Approximate Gross Internal Area  
 Lower Ground floor = 1056 sq. ft. (98.1 sq. m.)  
 Ground floor = 1175 sq. ft. (109.2 sq. m.)  
 First floor = 1018 sq. ft. (94.6 sq. m.)  
 Second floor = 547 sq. ft. (50.8 sq. m.)  
 Total = 3796 sq. ft. (352.7 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All the every care is taken in the preparation of this plan. Please check all dimensions, doors and windows before making any decisions, visit us here

# Location

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# Hamptons

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