

Hamptons

INTERNATIONAL



Langton Way, London, SE3

4  2  2 

GUIDE PRICE

£1,250,000

(£1,250,000)

Property details



Key features




- **c1500 Sq Ft**
- **Extended Living Space**
- **South Facing Garden**
- **Off-Street Parking (with EV charger)**
- **Utility Room**
- **Guest W.C**
- **Two Bathrooms**
- **Prime Private Road**

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Description

Guide Price £1,250,000 to £1,350,000 Situated on a private road in one of Blackheath's most desirable pockets, this beautifully designed c.1,500 Sq Ft home offers the perfect blend of contemporary style, practical family living and lifestyle convenience with a South facing garden and off-street parking. Ideal for young families and professional couples alike, the house has been thoughtfully extended and reconfigured to create an impressive open-plan living space measuring 27'5 x 24'8, a sociable heart of the home designed for everything from relaxed weekday mornings to entertaining friends on weekends. The sleek contemporary kitchen features a large island, integrated appliances and an expansive dining area, while bi-folding doors open directly onto a south-facing patio garden complete with a stylish garden bar, creating seamless indoor-outdoor living during the warmer months. A separate reception room provides valuable flexibility and works perfectly as a cosy snug, TV room or home office for hybrid working. A utility room and ground floor W.C add further practicality to everyday life. Upstairs, there are three bedrooms and two modern bathrooms, including an en-suite to the principal bedroom, alongside a stylish family bathroom. The property also offers exciting scope to convert the loft space, subject to the usual permissions, allowing room to grow as lifestyles evolve. Finished throughout in a calm neutral palette with a contemporary turnkey interior, the home is ready to move straight into. Situation The location is equally appealing. Positioned between Blackheath Village, the Royal Standard and Greenwich Park, residents can enjoy the best of South East London living — from independent cafés, restaurants and weekend brunch spots to green open spaces, excellent transport links and a strong sense of community. The property also falls within highly regarded catchments for both outstanding state and sought-after private schools, making it an exceptional long-term family home. Langton Way is set within a quiet position flanking the heath, ideally located for access to Blackheath, Greenwich and Charlton. Excellent transport links include Westcombe Park, Blackheath Village and North Greenwich stations which include the regular services travelling directly into Canary Wharf, The City and West End with fast trains into London Bridge, Charing Cross, Cannon Street, Waterloo and Victoria. DLR connections can be found at Greenwich, with the Superloop bus also offering alternatives into the Docklands. Blackheath Village is just a stroll across the heath offering an array of shops, cafés, pubs and chic restaurants with a genuine village feel. UNESCO World Heritage sites Greenwich Park and Greenwich for Royal Observatory Greenwich, Maritime Museum, Queen's House, Cutty Sark, the imposing Old Royal Naval College, Greenwich Market and glorious Thames River path with plenty of restaurants and unique shops in the surrounding area are also within walking distance. Property Ref Number: HAM-65121







Floor plan



Location



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