



# Hamptons

INTERNATIONAL

## Glenluce Road, London, SE3

6  2  4 

GUIDE PRICE

**£1,750,000**

**(£1,750,000)**

## Property details




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### Key features

- **Six bedrooms**
- **Four reception rooms**
- **Garage**
- **Versatile living**
- **Tree-lined road**
- **Off street parking**

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## Description

Guide Price £1,750,000 - £2,000,000 A substantial six-bedroom Edwardian residence, forming one half of a distinctive pair and set along a tree-lined road within the sought-after Westcombe Park Conservation Area. Guide Price £1,750,000 - £2,000,000 This handsome double-fronted home extends to over 3,700sqft and offers an impressive amount of lateral space for a property of its era. The proportions throughout are generous, with wide staircases, high ceilings, original plasterwork and ornate cornicing all contributing to its architectural pedigree. A charming front garden leads to a magnificent central hallway, setting the tone for the scale and symmetry found throughout the house. To the right are two grand reception rooms, both featuring stripped wooden floorboards, with the rear reception opening directly onto the garden via glazed doors. Across the hallway sits a further reception room - currently arranged as a guest room but equally suited as a study or formal quiet sitting room - along with a breakfast room that flows through to the kitchen. A bathroom and separate WC complete the ground floor. The first floor provides four well-proportioned rooms, offering excellent flexibility for bedroom or reception use, alongside a family bathroom and separate WC. The layout on this level lends itself particularly well to multi-generational living or an au pair arrangement, with scope to create defined private quarters if desired. On the top floor are four further rooms and access to a spectacular roof terrace, enjoying far-reaching panoramic views across London. In addition, there is a large and highly usable cellar space, ideal for storage and offering further potential subject to the usual consents. With its rare lateral footprint, flexible accommodation and striking architectural presence, this is a remarkable family house that adapts effortlessly to evolving needs. Outside The rear garden is beautifully private, mainly laid to lawn with a patio directly off the house and framed by mature trees and established planting. A garage to the side and off-street parking to the front complete this impressive home. Situation Perfectly positioned, the house enjoys excellent access to amenities in every direction. On the doorstep is Blackheath Standard, with daily conveniences like M&S Food Hall, as well as a range of independent shops and cafes. A pleasant stroll through nearby Greenwich Park leads into vibrant Royal Greenwich town centre, while heading south across the Heath brings you to the charm of Blackheath Village. Westcombe Park Station is conveniently located just a few minutes away, providing regular and direct services to London Bridge and Cannon Street. Numerous buses are available to North Greenwich Station for the O2 and Jubilee Line and from nearby Greenwich town centre, the DLR offers swift connections to Canary Wharf and the City, making this an ideal location for commuters. Westcombe Park has long been a firm favourite with families, thanks to its strong sense of community and excellent choice of both highly regarded state and private schools within easy reach. Property Ref Number: HAM-52764









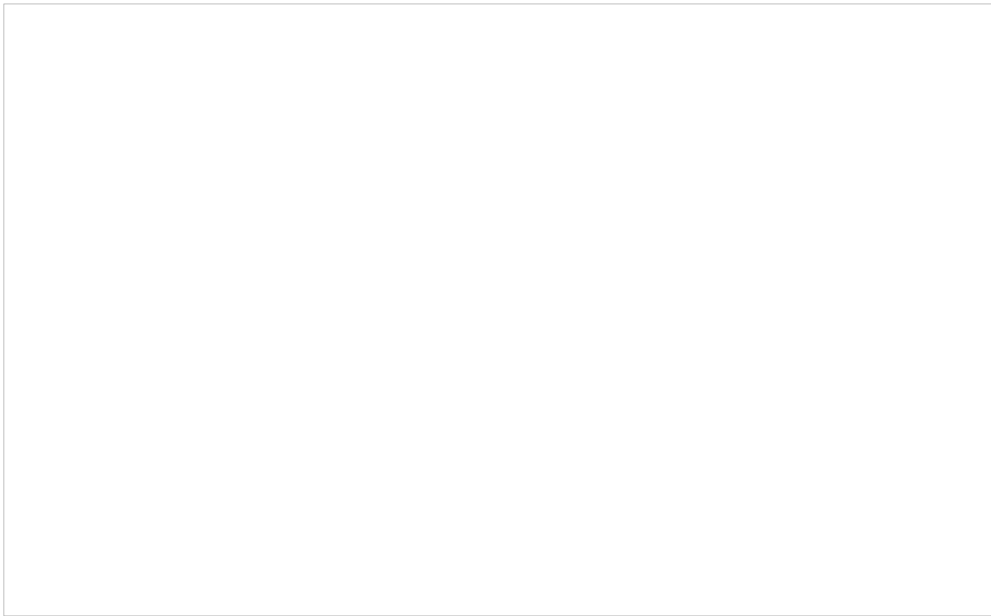






## Floor plan

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# Location

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**