

## The Keep London SE3

**Guide Price £2,100,000 Freehold**

Bedrooms: 4    Receptions: 3    Bathrooms: 2

Designed and built by eminent architect Graham Morrison for his own occupation, this is a fine detached modern family home which offers light, spacious and well-proportioned accommodation designed to afford views over the attractive landscaped gardens from the principal rooms. EER: C

**John Payne**

These details available online at [johnpayne.com/P249910](http://johnpayne.com/P249910)  
Arrange a viewing on 020 8318 1311

 **nTheMarket.com**



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Situated on Blackheath's private Cator Estate on a winding and leafy road, the property enjoys a tranquil setting whilst being under half a mile from the bustling centre of Blackheath Village with its charming village atmosphere and over 200 acres of open heath.

On the ground floor the property is accessed via an entrance lobby with a cloakroom. At the front of the property there is a good sized study which can be separated from the reception room with double doors. The bright and spacious reception room is semi-open plan to the dining room and both offer full width, south facing glazing with leafy views over the garden and communal gardens of Corner Green.

The dining room is also semi-open plan to the well fitted, modern kitchen which benefits from a separated utility room. There is an additional, inviting tv/reception room which was added by the previous owners and they employed the original architect to design the extension in order to tastefully compliment the original concept.

On the first floor there are four double bedrooms and a family bathroom. The generous master bedroom benefits from a spacious en-suite. On the top floor the loft level provides a very spacious open plan space measuring 32'7 x 16' which provides extremely versatile space and could be used as occasional bedrooms, workspace or studios.

Outside there is an attractive, beautifully landscaped and low maintenance garden which is tastefully planted and again compliments the style of the property perfectly. There is also a small garden to the front of the property as well as off street parking and an integrated garage.

Energy Efficiency Rating C

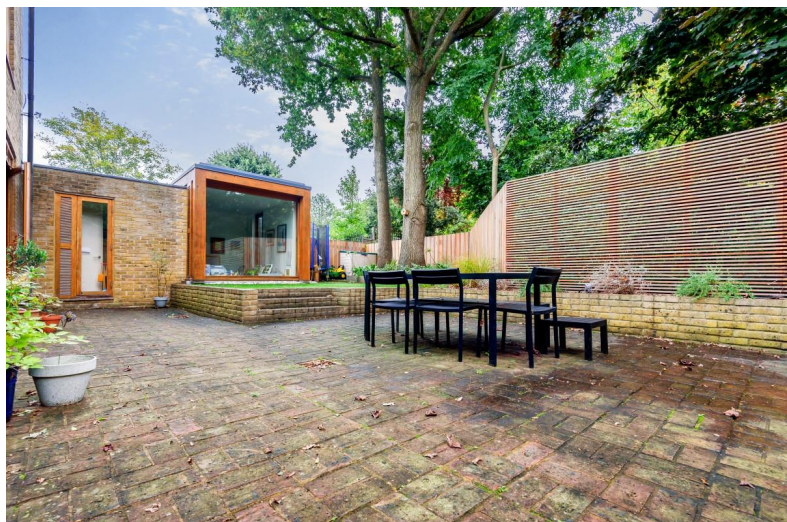
### **Local Authority**

The Royal Borough of Greenwich

### **Viewing Arrangements**

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

1 Montpelier Vale, Blackheath, London, SE3 0TA  
or email us on [blackheath@johnpayne.com](mailto:blackheath@johnpayne.com)





# Oak Yard, The Keep, London, SE3

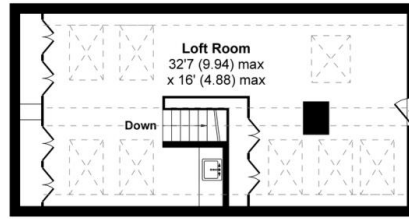
Approximate Area = 1911 sq ft / 177.5 sq m (includes garage)

Limited Use Area(s) = 486 sq ft / 45.1 sq m

Outbuilding = 243 sq ft / 22.6 sq m

Total = 2640 sq ft / 245.2 sq m

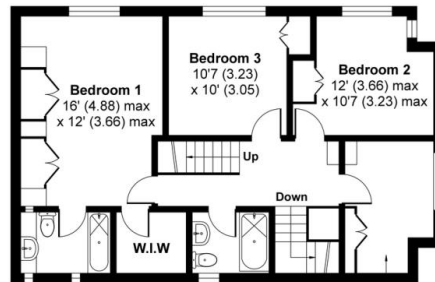
For identification only - Not to scale



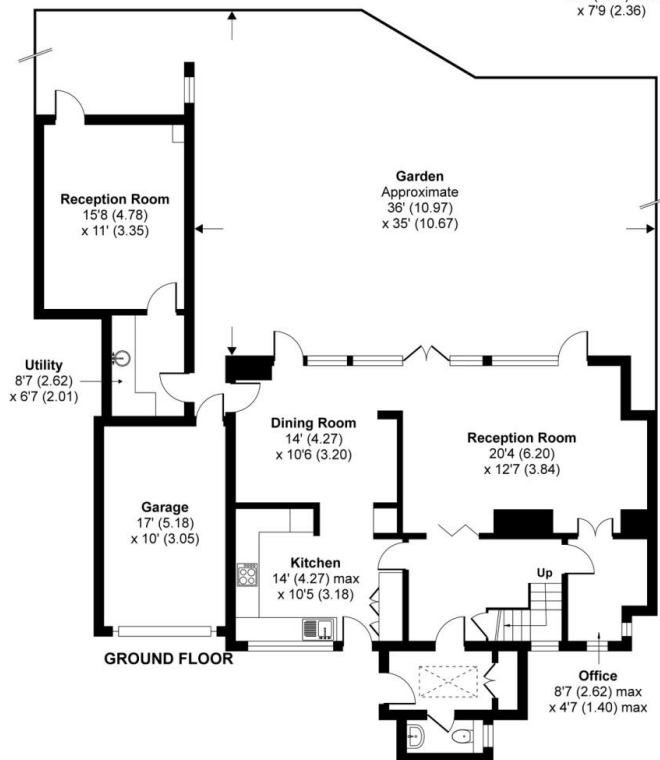
Access  
To Eaves

Denotes restricted  
head height

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for John Payne. REF: 773893

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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