



GLENLUCE ROAD
LONDON, SE3

GRANT J BATES
— PROPERTY —



An extraordinary Victorian family home, reimagined for modern living

GJB

Glenluce Road, London, SE3

Freehold

- Detached Victorian Home
- Over 5,000 Sq Ft
- Double Fronted
- Exceptional Family Living
- Landscaped West Garden
- Spectacular Roof Terrace
- Luxury Italian Kitchen
- Private Cinema Room
- Gym & Leisure Space
- No Onward Chain

Description

Behind the handsome Victorian façade of this exceptional double-fronted detached house lies one of Blackheath's most impressive family homes. Positioned on Glenluce Road within the Westcombe Park Conservation Area, the house extends to over 5,000 sq ft and has been extensively reimaged by the current owners. Retained period character combines with a luxurious contemporary finish, thoughtfully designed for modern family living and entertaining.

A magnificent entrance hall sets the tone, with generous proportions and an exceptional finish continuing throughout. The ground floor balances formal and informal living, including an elegant dining room with wood flooring, bespoke storage, a beautiful bay window and French doors onto the garden. A dedicated cinema room with blackout blinds provides the perfect setting for family film nights.

Will Leggatt

Founding Broker

07885 585 135

will@grantjbates.com



At the heart of the house is a spectacular handcrafted Italian kitchen fitted with high-end designer appliances. A large skylight and expansive glazing flood the space with natural light, while striking tiled floors and full-width Vitrocsa bi-folding doors create a seamless connection to the landscaped garden. The generous proportions are equally suited to everyday family life and larger gatherings.

Above, the exceptionally flexible accommodation provides between six and eight bedrooms, three bathrooms and a remarkable principal suite. The entire top-floor suite benefits from air conditioning, with independent units and thermostats serving the principal bedroom, gym, office and walk-in wardrobe. Additional rooms provide excellent versatility for family, guests, home working or leisure.

A substantial gym offers potential for a golf simulator, while the versatile outbuilding could serve as a home office, studio, gym or recreational space.

The beautifully landscaped west-facing garden extends to approximately 100 feet, providing multiple spaces for relaxation and entertaining. A superb Wolf outdoor kitchen with BBQ and integrated wine fridge creates an exceptional al fresco dining area, while seating around a fire pit provides an intimate setting for evenings outdoors.







An elevated roof terrace offers spectacular views and sunsets throughout the year, with winter vistas stretching towards The Shard, Canary Wharf and The O2.

Despite its substantial scale and contemporary finish, the house retains its Victorian character, with original period features complemented by bespoke joinery, statement lighting, new carpets and carefully selected materials. The result is a home that feels both grand and practical.

Ideally positioned for Westcombe Park station, Blackheath Standard and Greenwich Park, the location combines village-style living, green space and excellent connectivity to London Bridge, the City and beyond. Highly regarded schools and local amenities further enhance its appeal.

Offered with no onward chain, this substantial detached freehold Victorian residence of over 5,000 sq ft combines period architecture, exceptional entertaining spaces, landscaped gardens, a private roof terrace and contemporary luxury in one of Blackheath's most sought-after locations.

Additional Information

Local Authority: Greenwich

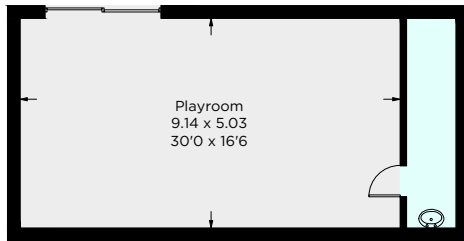
Council Tax Band: H

EPC Rating: E



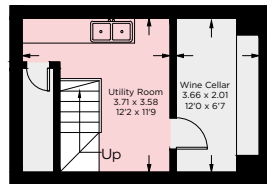
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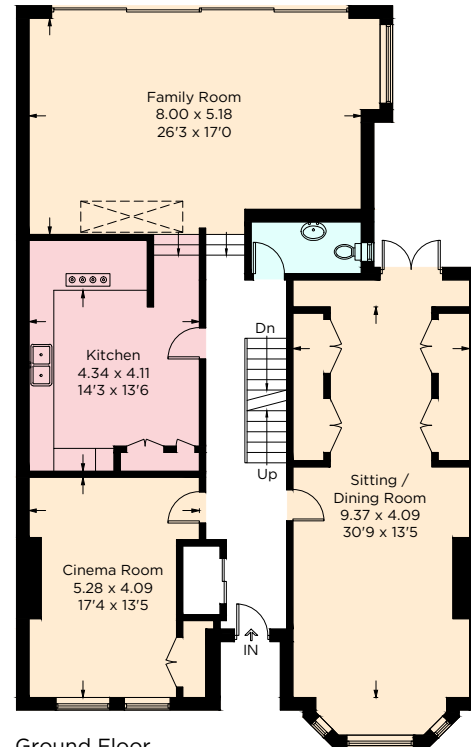


Outbuilding

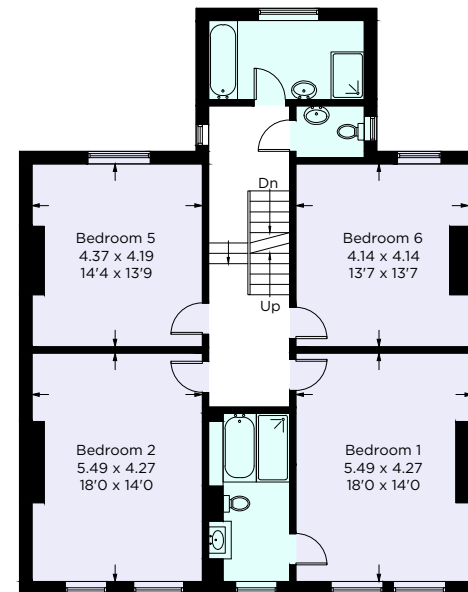
(Not Shown In Actual Location / Orientation)



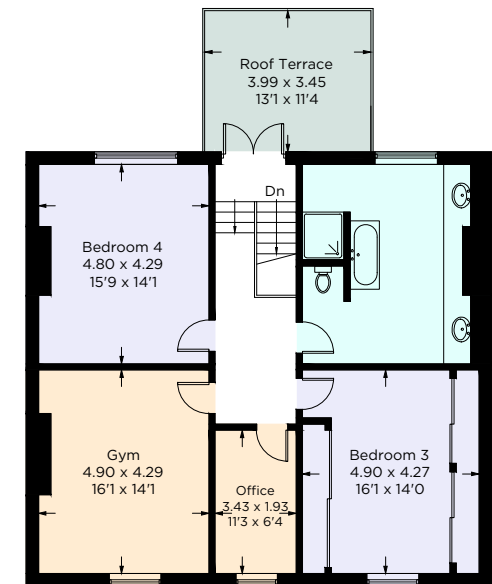
Lower
Ground Floor



Ground Floor



First Floor



Second Floor

Glenluce Road

Approximate Gross Internal Area = 417.6 sq m / 4495 sq ft, Outbuilding = 58.5 sq m / 630 sq ft, Total = 476.1 sq m / 5125 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.