LOVE
LIVING



12 Kidbrooke Park Road, London, SE3 0LW

Offers in excess of £900,000

3 1 2



12 Kidbrooke Park Road

London, SE3 0LW

Offers in excess of £900,000



- Link detached Victorian conversion
- Over 1,934 sqft of internal space
- Bay fronted reception room
- Balcony leading down to a long, mature shared garden with established planting
- Potential to extend subject to the usual planning consents
- High ceilings with original cornicing, ceiling roses, wooden floors and fireplaces retained
- Three well proportioned bedrooms
- Moments from Blackheath Common and Greenwich Park

The Home -

Set across the ground and lower ground floors of a Victorian building, this three-bedroom apartment extends to 1934.27 sqft. The plan that feels cohesive, balanced and easy to navigate. Ceiling height and light define the space. Original cornicing, ceiling roses and fireplaces remain, while tall sash windows bring in a steady, natural light. At the rear, glazed doors open onto a balcony with a clear outlook across the garden. the property also presents the opportunity to extend subject to the usual planning consents.

Blackheath is one of south-east London's most enduring neighbourhoods, known for its open space and slower pace. Blackheath Common and Greenwich Park are both within walking distance, offering wide, uninterrupted green space. Blackheath Village is close by, with its mix of independent cafés, restaurants, delis and weekend market, while Greenwich adds a broader cultural layer with galleries, riverside walks and historic landmarks





The Indoors

Entry is at ground level, where the front reception room sits behind a wide bay window fitted with shutters. Light moves evenly across the room, with a dark marble fireplace providing a focal point. The proportions are strong, with enough width and height to comfortably accommodate both seating and quieter corners. To the rear, the dining room opens out and shifts the feel of the space. Glazed double doors lead directly onto a balcony, drawing the garden into view and extending the room outward. It's a natural place to gather, with space for a large table and a direct relationship to the outside. The kitchen sits just off the dining room, well positioned for both everyday use and hosting. It remains connected to the main living space without interrupting it.

Stairs lead down to the lower ground floor, where the three bedrooms are arranged. The main bedroom sits to one side, set apart with a larger footprint and a calmer feel. The second and third bedrooms sit adjacent, both comfortably sized and easy to adapt depending on use, whether as bedrooms, a study or a combination of both. A bathroom is positioned centrally on this level, plus an additional WC. The overall finish is simple and consistent white walls, timber flooring and clean lines, allowing the original features and proportions to carry the space.

The Outdoors



The balcony extends directly from the dining room, offering an immediate outdoor space with room for seating and a clear view across the garden below. From here, steps lead down to a long west facing communal garden that stretches out behind the building. It’s a layered, established space, with mature trees, dense planting and informal pathways that wind through different areas. There are open sections of lawn alongside more enclosed pockets, creating a mix of sun and shade throughout the day. It’s the kind of garden that feels removed from its setting quiet, green and well established with enough depth to properly escape into, whether for a morning coffee, time outside in the warmer months, or simply the view back from the apartment above.

Loving The Location

Positioned on the north east edge of Blackheath, the setting strikes a rare balance between open landscape and city access. The heath itself is moments away wide, uninterrupted green space that leads across to Greenwich Park, part of the UNESCO World Heritage Site that runs down to the River Thames. Blackheath Village is close by, with a strong mix of independent cafés, restaurants and everyday spots, alongside a well regarded selection of schools. Greenwich adds another layer, with its historic architecture, markets and riverside walks. Connections are straightforward. Blackheath station offers direct routes into London Bridge, Cannon Street, Victoria, Charing Cross and Waterloo East, typically within 15–25 minutes. The DLR from nearby Lewisham provides access to Canary Wharf and Bank, making it an easy commute in either direction plus it's a 15 min bus ride to North Greenwich Jubilee Line. It is also ten minutes on a bus to the O2 Arena and Indigo 2 venue with its bars and restaurants.



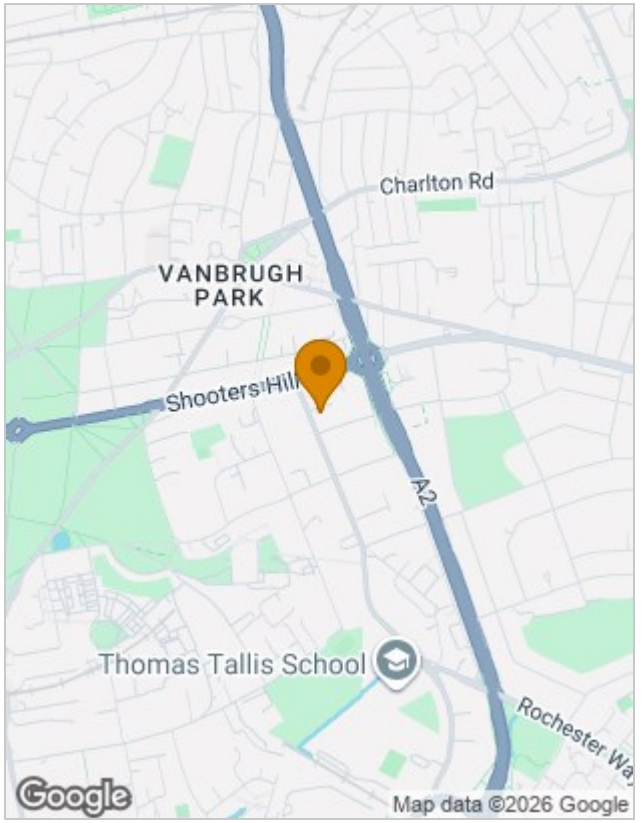




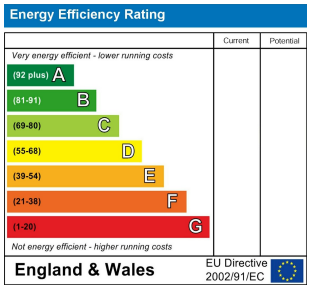
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk https://www.loveliving.uk