



34 Kings Orchard

Eltham, London SE9

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Prominent detached house with scope for further enlargement

Tucked away at the far end of The Kings Orchard Estate, this is one of the largest 1930 Art Deco post-modern houses and gardens on the original development. A splendid four double bedroom detached family home, measuring 2,120 sq.ft. The historic planning consents and building control permitted, alongside further re-modelling could deliver a six bedroom, five bathroom house, with linked double garage.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



FREEHOLD



2,100 SQ FT



**GUIDE PRICE
£1,500,000**



The property

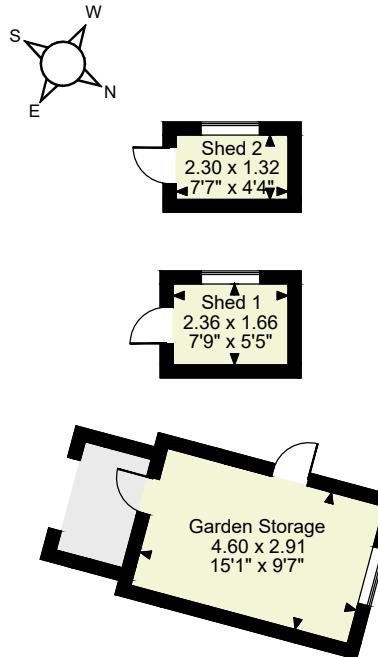
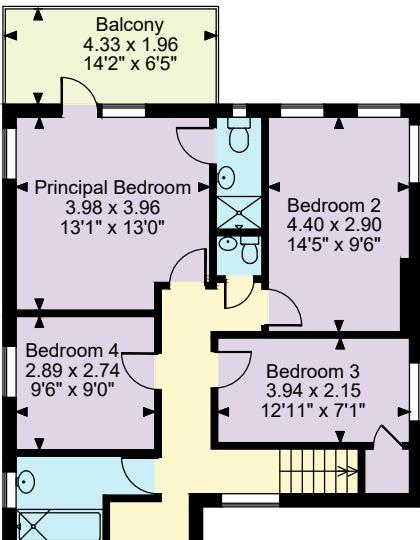
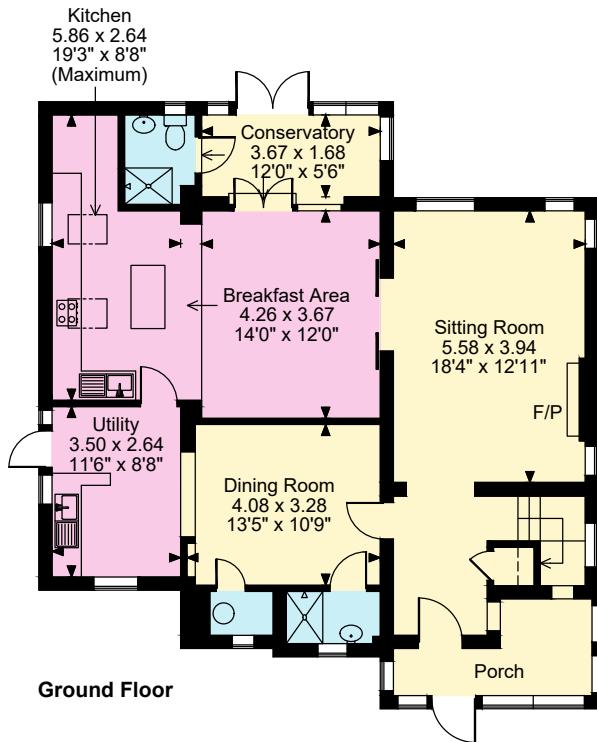
Tucked away at the far end of The Kings Orchard Estate, this is one of the largest 1930 Art Deco post-modern houses and gardens. The house sits central to its plot of 0.5 acres. To the end of the garden is an existing footprint with secondary access running between King John's Walk and Kings Grounds - this may be considered suitable for development as a split plot (subject to planning consent & confirmed access rights).

The herringbone pattern brick driveway accommodates five cars. The house was enlarged in 2015, but opportunity exists to further enlarge with planning consent and building control granted in 2018 & 2019. This potentially adds a rear/side ground floor extension c.370 sq. ft., a first floor extension c.541 sq.ft., and attic c.581 sq.ft. Prospective purchasers are advised that they should make their own enquiries of the local planning authority. The accommodation includes a sitting room and open-plan breakfast room with contemporary kitchen, both ideal for entertaining. To either side are a conservatory, shower room and utility room. Off the entrance hall is a central dining room, shower room, and plant room.

On the first floor are four double bedrooms, a WC, and family bathroom. The principal double bedroom has an en suite, and a balcony. Ancillary outbuildings include a single garage, air raid shelter and three timber potting sheds.







Situation

Kings Orchard Estate was built in the vicinity of Eltham Palace, close to the High Street with cinema, local shops, cafes, restaurants and local amenities. Further amenities are available at Royal Greenwich (4.0 miles), Blackheath (2.6 miles), Chislehurst (3.6 miles) and Lewisham (2.9 miles). Nearby leisure and recreational facilities include The Royal Blackheath Golf Course, Royal Greenwich Park, Observatory and Old Naval Hospital with Cutty Sark.

Transportation links to The City of London include Mottingham (1 mile) 23 mins to London Bridge, 28 mins Cannon Street, 33 mins London Victoria, 38 Charing Cross. Eltham Station (0.5 miles) 21 mins to London Bridge, 41 mins Charing Cross, 33 mins London Victoria. Kidbrooke National Rail (1.9 miles) 20 mins London Bridge, 32 mins London Victoria Lewisham DLR (2.9 miles) 32 mins Bank and 20 mins Canary Wharf.

There are a number of excellent and good schools in the area.

Floorplans

House internal area 2,100 sq ft (195 sq m)
 For identification purposes only.

General

Local Authority: Royal Borough of Greenwich
Services: Mains water, drainage, electricity and gas fired central heating.

Council Tax: F **EPC Rating:** D

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Fixtures and Fittings: by separate negotiation.

Planning: 2018 18/3950/F & 2019 19/3385/F
 (Planning Authority, Royal Borough of Greenwich).

Islington Office

5 Aldermanbury Square, London EC2V 7BP
07721 572732

islington@struttandparker.com
struttandparker.com

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