



THE GABLES

BLACKHEATH - SE3



THE GABLES

BLACKHEATH

Blackheath Possesses The Traditional Good Looks And Charm That Many People Think Of When They First Imagine Living In London. Stunning Victorian And Georgian Style Homes Are Found Throughout The Neighborhood.

About Us

Lita homes Ltd is a property developer company based in London since 2010.

The company focuses on building high quality residential and mixed-use developments with the ideology of providing people of all ages and backgrounds affordable homes for investors and owner-occupiers where they can enjoy a great quality of life.

Our vision and values are clear and broad in scope, dedicated to strengthen communities and make a positive impact on people's lives.

We are always eager to take on new challenges and push ourselves to build sustainable green homes while reducing our footprint.

Lita homes Ltd is proud to present The Gables. Consisting of 7 luxury houses, The Gables offers 3, 4 and 5 bedroom houses with high-end specifications in every house.

This picturesque place is filled with professionals who want a quick commute to work without giving up style. It also has a high percentage of families.

There is a real sense of community spirit here, and you are likely to see weekend activities attended by many residents. The Blackheath Society organizes events throughout the year and makes sure that everyone feels included.

Known for its
expansive heath of
the same name,
tranquil
Blackheath attracts
families for its easy
city commute and
village feel.





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Introduction to Blackheath

The charming village of Blackheath has the feel of a bustling Kent village but within close proximity of The City and Canary Wharf

A mix of outstanding state and private schools, trendy pavement coffee shops and the easy commute to town make Blackheath the ideal destination for families. The Village itself is a chic, picturesque hub of restaurants and café-culture and home of the excellent farmers market, where you can shop for artisanal food and drink, seasonal specials, organic fruit and lovely locally grown vegetables.

The open expanse of the heath provides a scenic recreation area and gives a wonderful rural feel to one of London's true villages. The heath itself has been a regular home for music festivals, fun fairs, fireworks displays and famously the start of the London Marathon.

Blackheath station is ideal for commuting with regular services to London Bridge, Charing Cross, Cannon Street and London Victoria. One-stop down the line will bring you to Lewisham Station where the DLR service provides regular services into Canary Wharf and Bank.



The History of A Treasured Area

A brief history of Blackheath from the period of ancient Roman civilisation to the Victorian era.

War and rebellions

Blackheath is a place of strategic importance due to being an area of open, high ground just outside the City of London.

Because of this, the Romans first built their London to Dover road, known as Watling Street (now the A2), across it.

Since that time, the Heath has played host to more than its share of:

- Rebel gatherings
- Military encampments and Exercises
- Royal meetings
- Religious festivals
- Sports
- Fairs
- Circuses

The area south-west of its station and in its ward is named Lee Park. Its northern neighbourhood of Vanbrugh Park is also known as St John's Blackheath and despite forming a projection has amenities beyond its traditional reach named after the heath. To its west is the core public green area that is the heath and Greenwich Park, in which sit major London tourist attractions including the Greenwich Observatory and Greenwich Prime Meridian. Blackheath railway station is south of the heath.

It is pleasantly situated on elevated ground, commanding diversified and extensive views of the surrounding country, which is richly cultivated, and abounds with fine scenery. It was an upland, open space that was the meeting place of the hundred of Blackheath.



The Royal Observatory, Greenwich

Local tourist attractions include the Greenwich Observatory. The observatory was commissioned in 1675 by King Charles II, with the foundation stone being laid on 10th August.

Royal setting

Certain monarchs passed through and their senior courtiers kept residences here and in Greenwich.

Blackheath Park

Blackheath Park occupies almost all of former 0.4-square-mile (1.0 km²) Wricklemarsh Manor.[26] Developed into upper middle class homes by John Cator, it forms the south-east of Blackheath: from Lee Road, Roque Lane, Fulthorp Road and the Plantation to all houses and gardens of right-angled Manor Way. Built up in the late 18th and early 19th centuries, it contains large and refined Georgian and Victorian houses.



Location Amenities

WITH PICTURE POSTCARD GOOD LOOKS AND OLD SCHOOL CHARM BY THE BUCKETLOAD, BLACKHEATH IS ONE OF LONDON'S PRETTIEST AND MOST WELCOMING NEIGHBOURHOODS.

There are a number of independent shops offering organic and homemade foods. Madeleines is a particular favourite, and is always busy in the morning as locals pick up a coffee en route to the station.

Blackheath's main shopping streets are Montpelier Vale and Tranquil Vale, with a mix of high end chains and quaint independent boutiques. One of outer London's oldest bookshops, the Bookshop on the Heath specialises in rare books and collectibles. For your home design needs head to Farrow and Ball showroom or John Lewis of Hungerford.

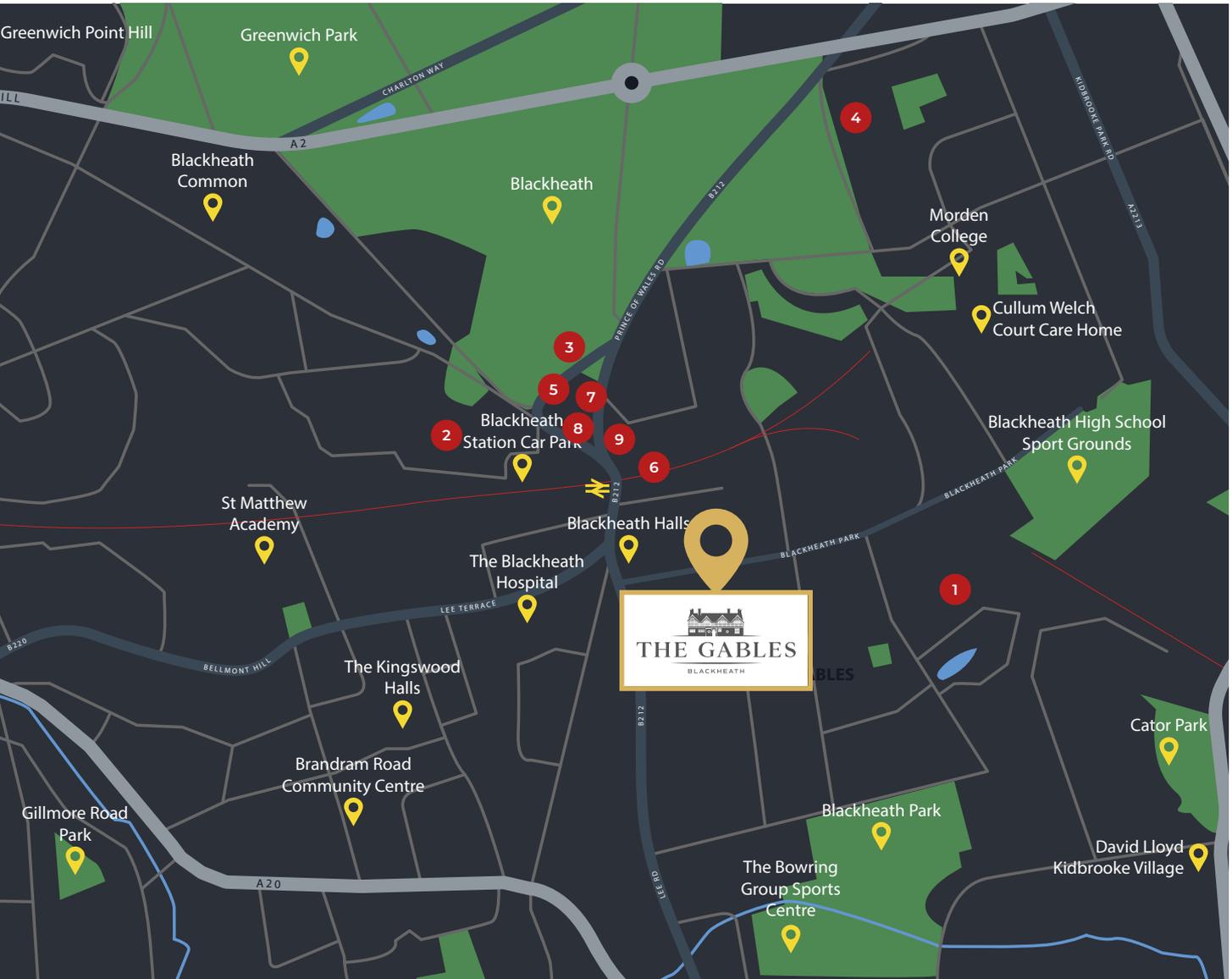
Every Sunday the car park of Blackheath railway station is flooded with locals doing their weekly fruit and veg shop at the

farmers' market and the nearby Greenwich Market has up to 120 stalls selling everything from antiques and collectibles to clothes and crafts.

Blackheath Library has a range of services, from kids' classes to coffee mornings and adult learning sessions, as well as a specialist language section. Blackheath station car park and Blackheath Grove car park are both less than a five minute walk from the train station.

Grocery shopping options include a local Marks and Spencer and specialist shop Cook, as well as a large Sainsbury's located a few minutes walk to nearby Lee.





- | | |
|----------------------------|---------|
| 1. Brooklands primary | 10 Mins |
| 2. John Ball primary | 10 Mins |
| 3. All Saints | 9 Mins |
| 4. Blackheath Prep | 17 Mins |
| 5. Boulangerie Jade bakery | 8 Mins |
| 6. Gail bakery | 6 Mins |
| 7. The Ivy | 8 Mins |
| 8. The Crown Pub | 8 Mins |
| 9. Copper & Ink | 7 Mins |

About the Property

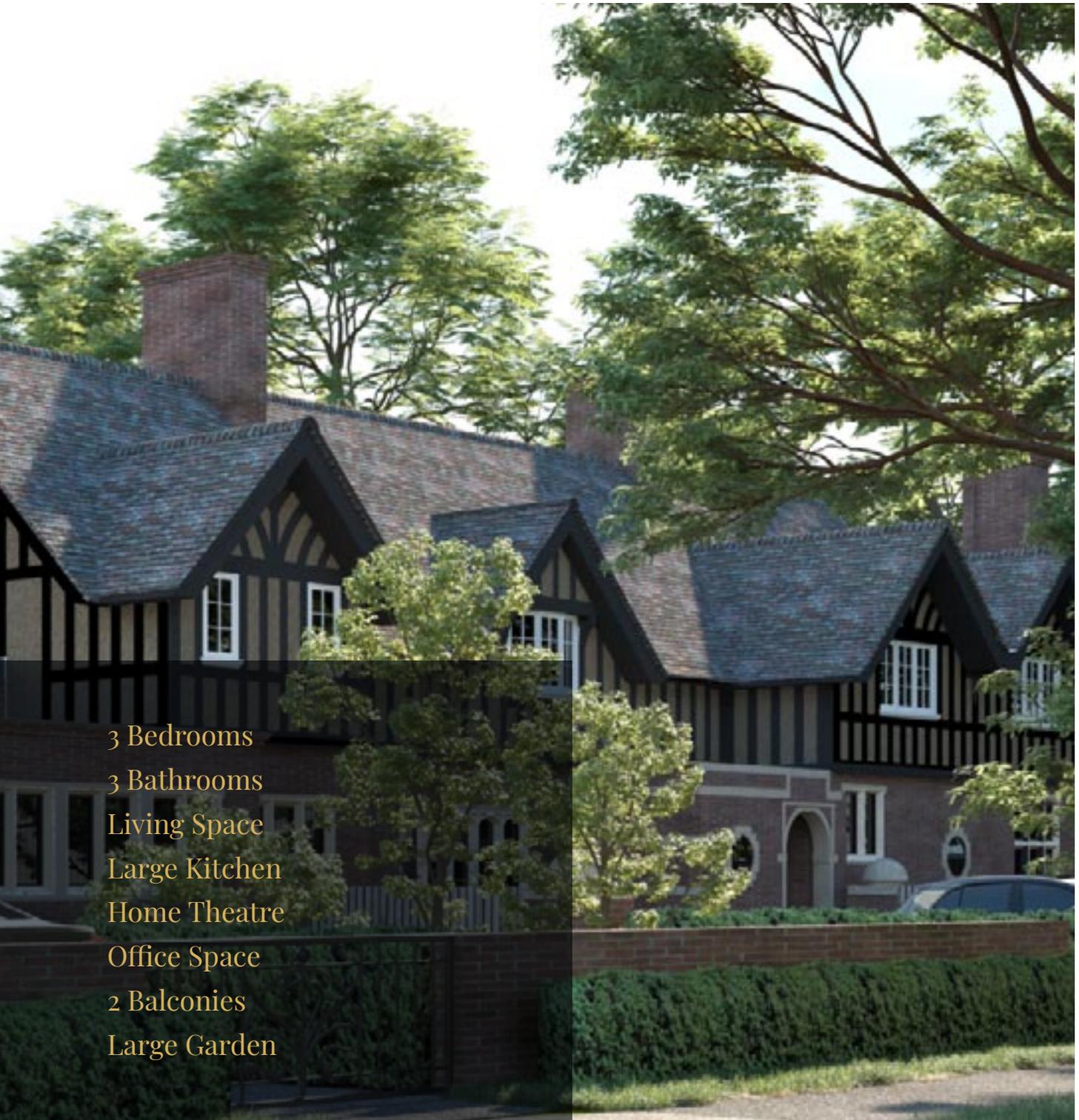
1896 – “THE GABLES”, BLACKHEATH
ARCHITECT: ASTON WEBB

The Gables, designed in 1896, by Sir Aston Webb, an English architect and president of Royal Academy 1919-1924. Some of his most famous works range from Queen Victoria Memorial, principal façade of Buckingham Palace and designing the entrance façade of Victoria and Albert Museum. He has also designed the Britannia Royal Naval College located in Dartmouth.



Today, the Gables has been carefully divided into seven luxury houses while preserving the original façade of Sir Webb's work.





- 3 Bedrooms
- 3 Bathrooms
- Living Space
- Large Kitchen
- Home Theatre
- Office Space
- 2 Balconies
- Large Garden





Lounge / Living / Dining Room

THE COMFORTABLE LIVING AREA IS
BEAUTIFULLY DESIGNED AND INCLUDES ALL
MODERN CONVENIENCES

- Underfloor heating
- High speed fibre optic internet connection point
- Engineering Oak wood flooring
- Utility and storage room
- Smart storage







Bedrooms

RELAX IN YOUR OPULENTLY DECORATED BEDROOM, WHICH IS DESIGNED TO IMPROVE SLEEP QUALITY.

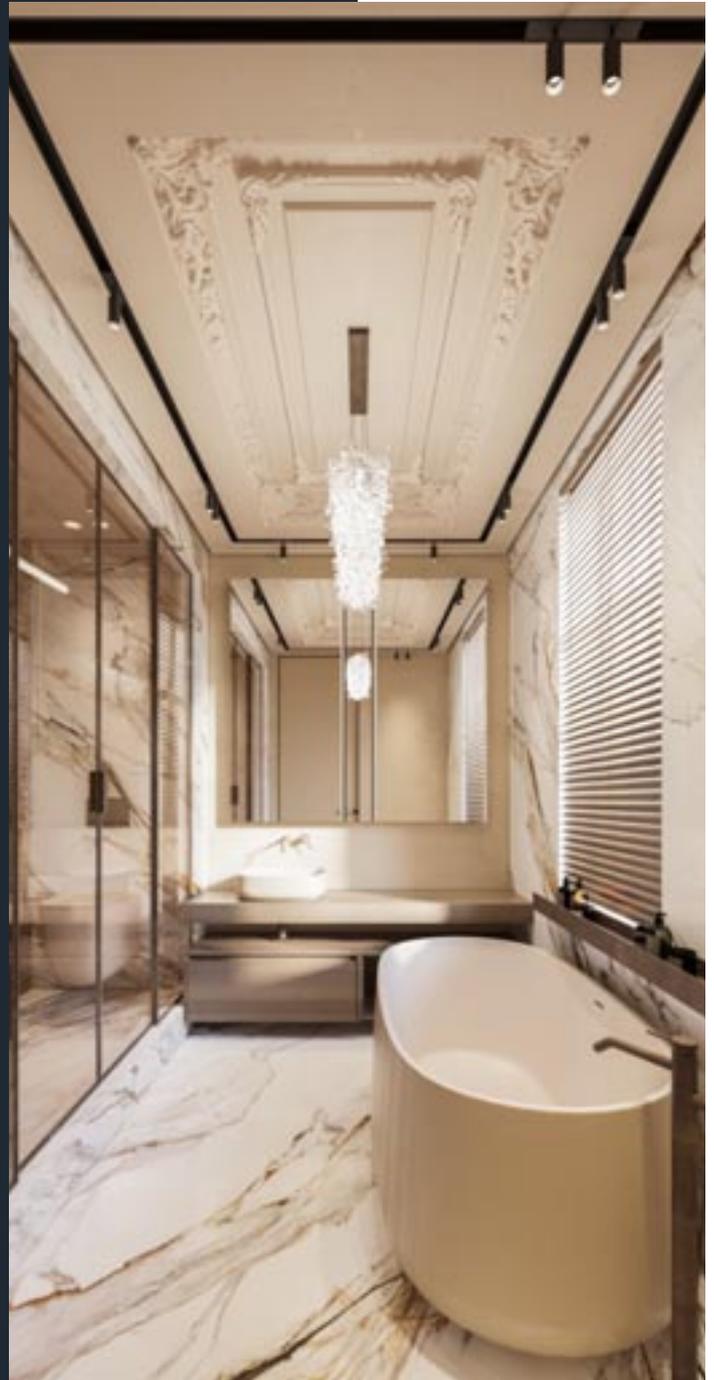
- Underfloor heating
- Engineering Oak wood flooring
- TV aerial points
- Warm white LED downlights
- Build in wardrobe

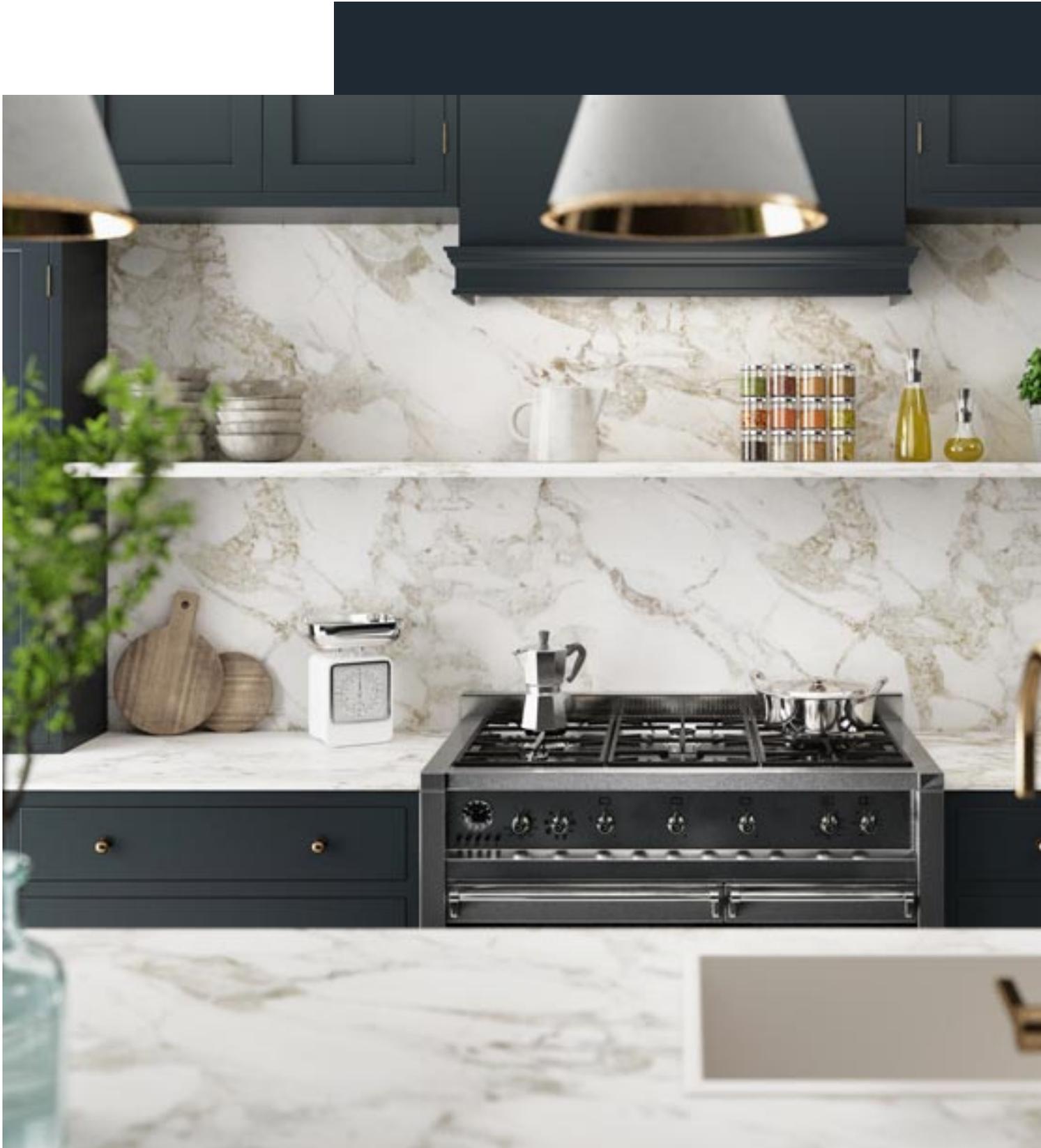
Bathrooms

QUALITY AND ATTENTION TO DETAIL IS EVIDENT IN EVERY ASPECT OF YOUR GABLE'S BATHROOM. NOTHING IS LEFT TO CHANCE.

- Tiled bathroom in elegant tiles
- Thermostatic wall-mounted shower set in polished chrome
- Rectangular built-in bathtub / walk-in shower
- Bath screen and walk-in shower screen in polished chrome and glass
- Waterfall-style deck-mounted mixer bathroom tap in polished chrome
- Contemporary Countertop Basin
- Wall-fitted mirror
- Wall-hung toilet with concealed cistern; soft-close seat in white
- Chrome towel rail
- Underfloor heating
- Warm white LED downlights
- Discreet extractor fan









Kitchen

CREATE COOKING MASTERPIECES IN YOUR MODERN AND ELEGANT KITCHEN THAT CONTAINS TOP OF THE RANGE APPLIANCES AND HIGH QUALITY FINISHES.

- Bespoke-built kitchen units with feature wood-coloured top elements with LED lighting
- Integrated appliances: fridge freezer, oven, washer dryer and dishwasher
- 4-zone induction hob mounted into stone worktop
- Undermount Brushed Stainless Steel Kitchen Sink & Waste and mixer tap
- Underfloor heating
- Engineering Oak wood flooring
- Warm white LED downlights



Hallway

GABLES QUALITY STANDARDS ARE NOT CONFINED TO INDIVIDUAL ROOMS. THE SAME LEVEL OF CARE IS TAKEN WITH EVERY ASPECT OF YOUR HOME.

Underfloor heating
Engineering Oak wood flooring
Contemporary stairs

Gardens

ENJOY THE OUTDOORS WITH BEAUTIFULLY SCULPTURED GARDENS THAT REFLECT YOUR WIDER SURROUNDINGS AND PROVIDE NATURAL SHADE.

Terrace to enjoy the garden
Trees, high Shrubs and Natural grass





Sustainability And Energy Efficiency

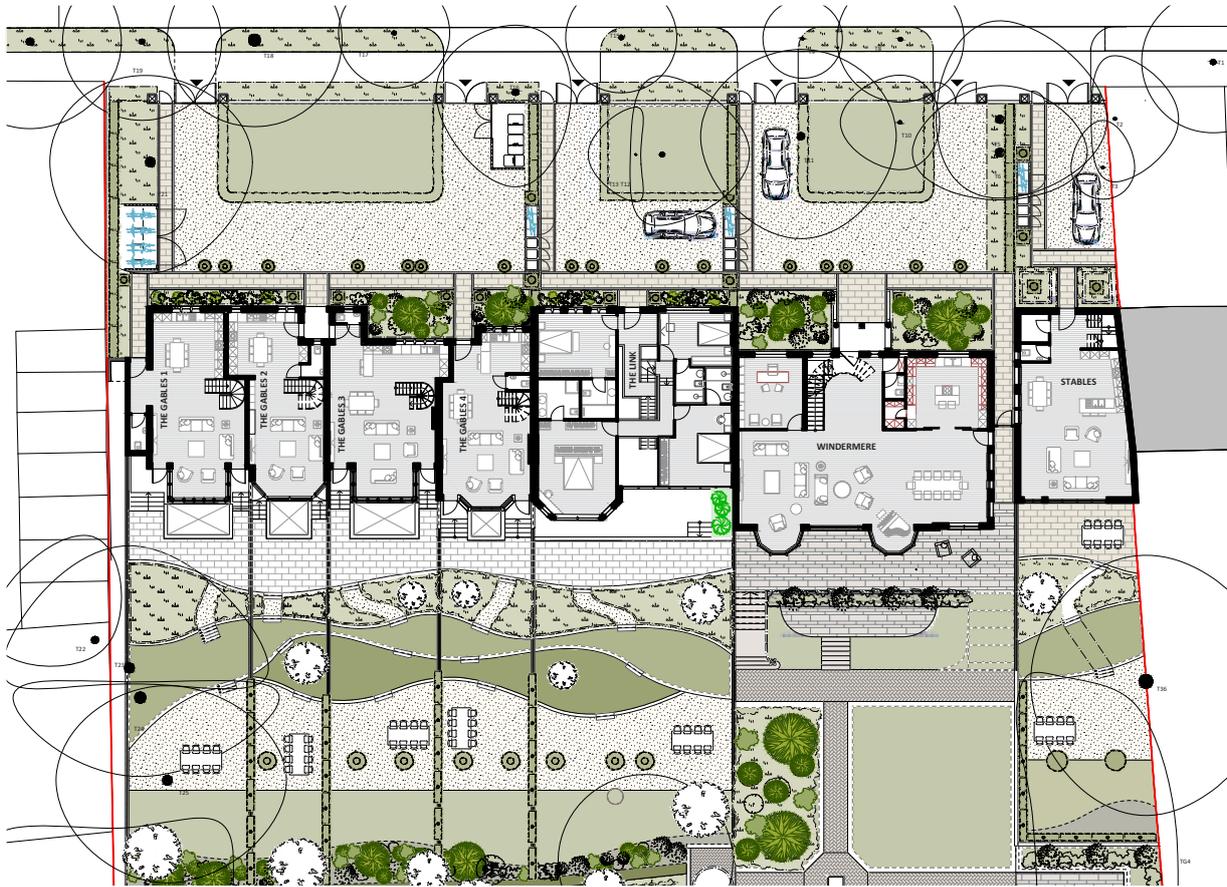
ELEGANCE AND COMFORT SHOULDN'T COST THE EARTH. PROTECT THE PLANET AND GO GREEN WITH A GABLES HOME.

Each of the bespoke properties have green technology and energy efficiency at their core making them sustainable and cost effective investments. Such technology includes:

- eco-friendly heat pumps
- Knauf insulation providing top quality thermal, acoustic, and fire rated performance
- double glazed windows and doors
- low energy rated appliances and recessed LED downlights.

Site Plan

THE GABLES - SITE PLAN



THE GABLES 1	THE GABLES 2	THE GABLES 3	THE GABLES 4	THE LINK	STABLES
Lower Ground Floor 66.54 m ²	Lower Ground Floor 59.20 m ²	Lower Ground Floor 70.71 m ²	Lower Ground Floor 64.24 m ²	Lower Ground Floor 141.08 m ²	Ground Floor 25.18 m ²
Ground Floor 95.02 m ²	Ground Floor 92.34 m ²	Ground Floor 82.28 m ²	Ground Floor 80.22 m ²	Ground Floor 130.11 m ²	First Floor 23.23 m ²
First Floor 50.74 m ²	First Floor 54.81 m ²	First Floor 52.90 m ²	First Floor 48.90 m ²		
Second Floor 23.14 m ²	Second Floor 18.80 m ²	Second Floor 27.40 m ²	Second Floor 41.70 m ²		
TOTAL GIA 208.52 m ²	TOTAL GIA 188.64 m ²	TOTAL GIA 213.90 m ²	TOTAL GIA 218.21 m ²	TOTAL GIA 271.17 m ²	TOTAL GIA 128.52 m ²
2222.96 sqft	2030.50 sqft	2302.46 sqft	2352.02 sqft	2918.85 sqft	1383.70 sqft

The Gables 1

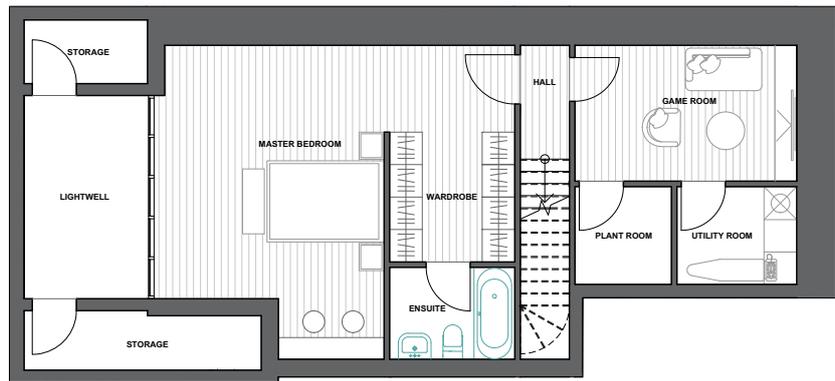


Lower Ground Floor



Storage 1	2.67 m ²
Storage 2	4.60 m ²
Master Bedroom (1)	30.44 m ²
Game room	10.23 m ²
Ensuite	3.91 m ²
Utility room	3.98 m ²
Plant room	3.20 m ²
Hall	1.90 m ²
Lower Ground Floor	66.54 m ²
Ground Floor	65.60 m ²
First Floor	50.74 m ²
Second floor	23.64 m ²
TOTAL GIA	206.52 m ²
	2222.96 sqft
External Lightwell	8.50 m ²

This plan is for illustration purposes only, it might not be representative of the property and it can be subject of change.

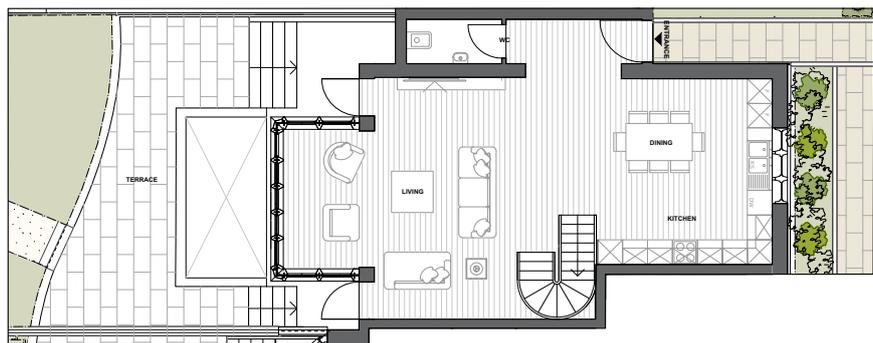


Ground Floor



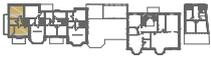
Kitchen/ Dining/ Living	61.88 m ²
WC	2.47 m ²
Lower Ground Floor	66.54 m ²
Ground Floor	65.60 m ²
First Floor	50.74 m ²
Second floor	23.64 m ²
TOTAL GIA	206.52 m ²
	2222.96 sqft

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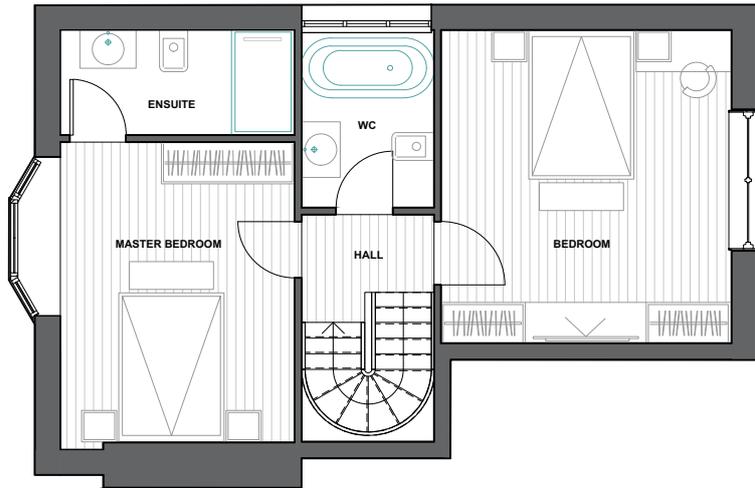


First Floor



Master bedroom (2)	14.50 m ²
Ensuite	5.05 m ²
Bedroom (3)	18.65 m ²
WC	4.82 m ²
Hall	2.50 m ²
Lower Ground Floor	66.54 m ²
Ground Floor	65.60 m ²
First Floor	50.74 m ²
Second floor	23.64 m ²
TOTAL GIA	206.52 m ²
	2222.96 sqft

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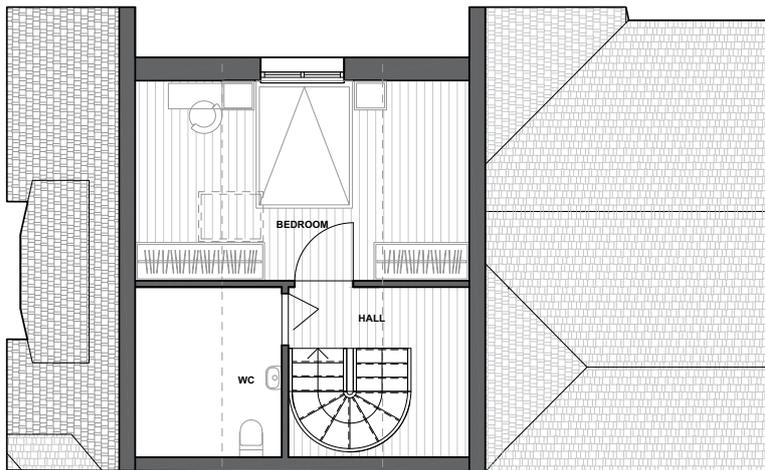


Second Floor



Bedroom	14.52 m ²
Hall	5.10 m ²
WC	3.35 m ²
Lower Ground Floor	66.54 m ²
Ground Floor	65.60 m ²
First Floor	50.74 m ²
Second floor	23.64 m ²
TOTAL GIA	206.52 m ²
	2222.96 sqft
-----	1500 mm roof height

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The Gables 2

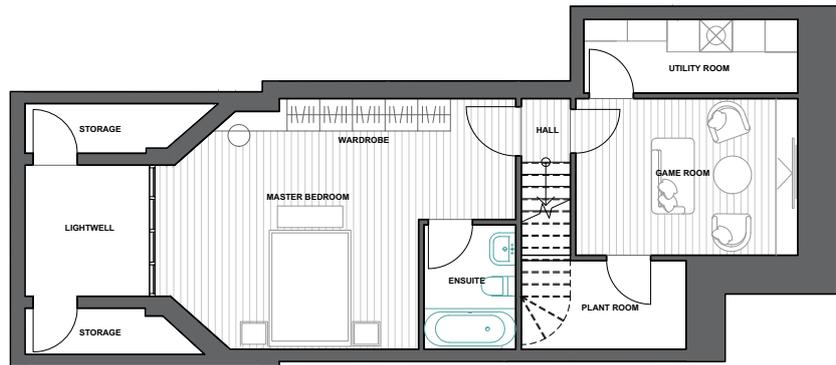


Lower Ground Floor

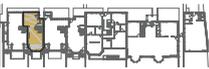


Storage 1	2.75 m ²
Storage 2	2.39 m ²
Master Bedroom (1)	23.68 m ²
Game room	11.81 m ²
Ensuite	3.87 m ²
Utility room	4.96 m ²
Plant room	5.35 m ²
Hall	1.06 m ²
Lower Ground Floor	59.29 m ²
Ground Floor	55.94 m ²
First Floor	54.81 m ²
Second floor	18.60 m ²
TOTAL GIA	188.64 m ²
	2030.50 sqft
External Lightwell	5.40 m ²

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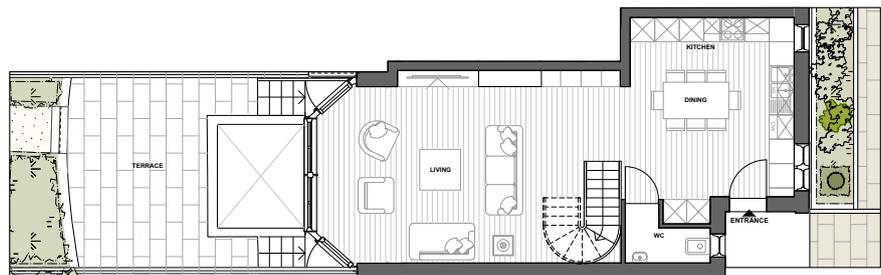


Ground Floor



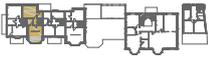
Kitchen/ Dining/ Living	53.09 m ²
WC	2.29 m ²
Lower Ground Floor	59.29 m ²
Ground Floor	55.94 m ²
First Floor	54.81 m ²
Second floor	18.60 m ²
TOTAL GIA	188.64 m ²
	2030.50 sqft

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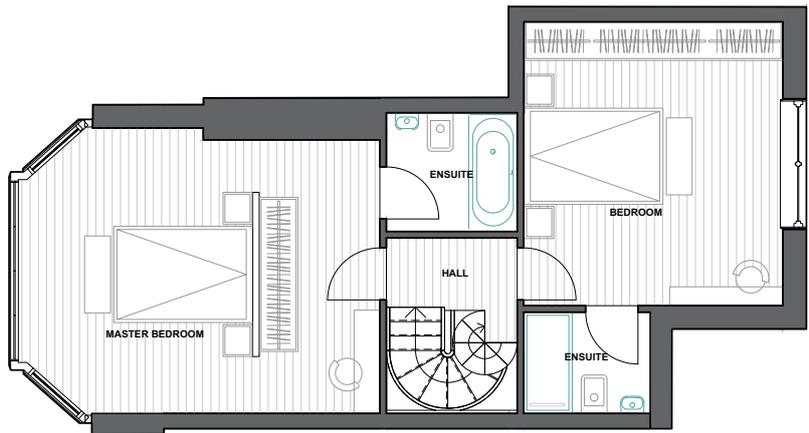


First Floor



Master bedroom (2)	23.43 m ²
Ensuite	3.74 m ²
Bedroom (3)	17.70 m ²
WC	3.08 m ²
Hall	2.50 m ²
Lower Ground Floor	59.29 m ²
Ground Floor	55.94 m ²
First Floor	54.81 m ²
Second floor	18.60 m ²
TOTAL GIA	188.64 m ²
	2030.50 sqft

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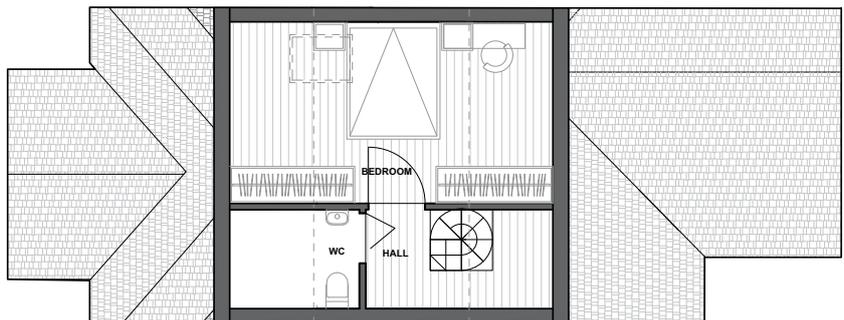


Second Floor



Bedroom (4)	11.78 m ²
Hall	3.88 m ²
WC	2.38 m ²
Lower Ground Floor	59.29 m ²
Ground Floor	55.94 m ²
First Floor	54.81 m ²
Second floor	18.60 m ²
TOTAL GIA	188.64 m ²
	2030.50 sqft
-----	1500 mm roof height

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The Gables 3

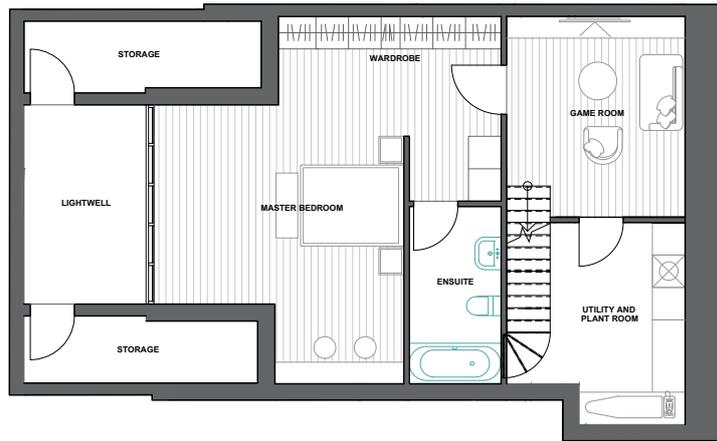


Lower Ground Floor



Storage 1	5.58 m ²
Storage 2	5.13 m ²
Master Bedroom (1)	29.42 m ²
Game room	12.16 m ²
Ensuite	5.52 m ²
Utility room/ Playroom	11.25 m ²
Lower Ground Floor	70.71 m ²
Ground Floor	62.84 m ²
First Floor	52.95 m ²
Second floor	27.40 m ²
TOTAL GIA	213.90 m ²
	2302.40 sqft
External Lightwell	8.25 m ²

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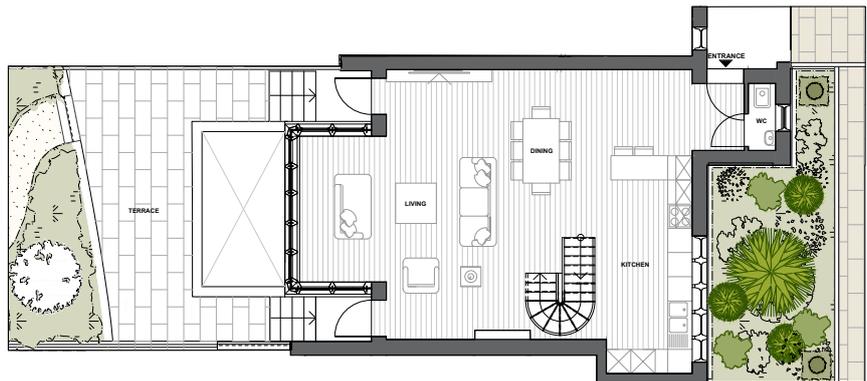


Ground Floor



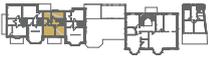
Kitchen/ Dining/ Living	53.09 m ²
WC	2.29 m ²
Lower Ground Floor	70.71 m ²
Ground Floor	62.84 m ²
First Floor	52.95 m ²
Second floor	27.40 m ²
TOTAL GIA	213.90 m ²
	2302.40 sqft

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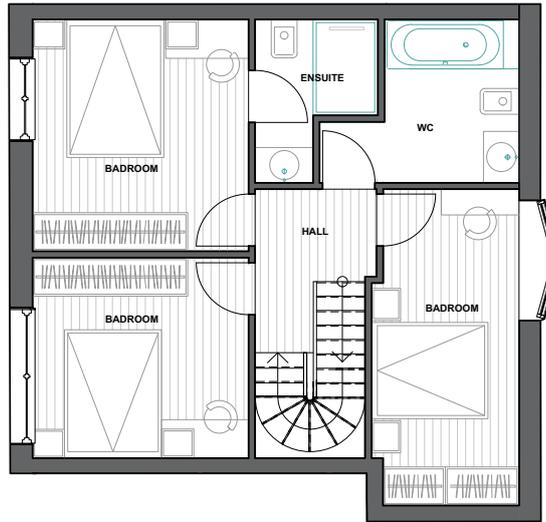


First Floor



Bedroom (2)	12.06 m ²
Ensuite	3.78 m ²
Bedroom (3)	10.44 m ²
Bedroom (3)	10.84 m ²
WC	6.24 m ²
Hall	3.68 m ²
<hr/>	
Lower Ground Floor	70.71 m ²
Ground Floor	62.84 m ²
First Floor	52.95 m ²
Second floor	27.40 m ²
TOTAL GIA	213.90 m ²
	2302.40 sqft

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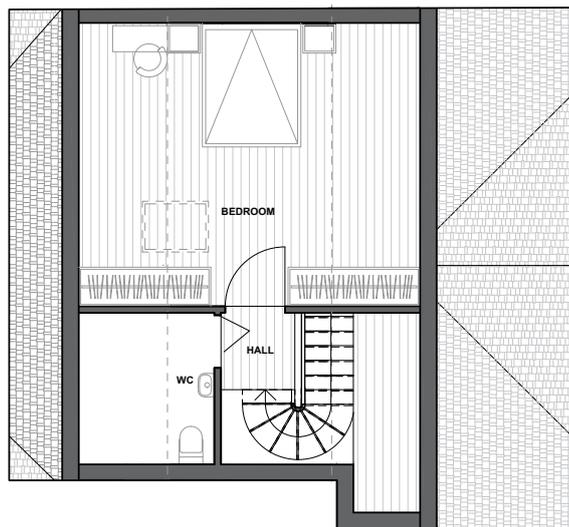


Second Floor



Bedroom (5)	17.39 m ²
Hall	5.97 m ²
WC	5.97 m ²
<hr/>	
Lower Ground Floor	70.71 m ²
Ground Floor	62.84 m ²
First Floor	52.95 m ²
Second floor	27.40 m ²
TOTAL GIA	213.90 m ²
	2030.50 sqft
-----	1500 mm roof height

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The Gables 4



Lower Ground Floor



Storage 1	3.99 m ²
Storage 2	3.86 m ²
Bedroom (1)	28.02 m ²
Ensuite	4.59 m ²
Utility room and Plantroom	7.72 m ²
Game room	14.46 m ²
Lower Ground Floor	64.24 m²
Ground Floor	55.72 m²
First Floor	56.85 m²
Second floor	41.70 m²
TOTAL GIA	218.51 m²
	2352.02 sqft
External Lightwell	2.76 m ²

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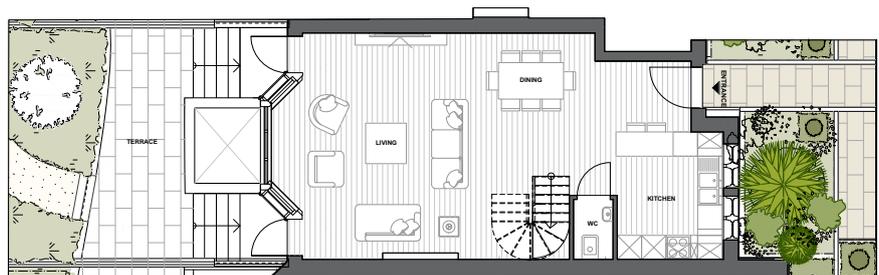


Ground Floor



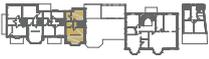
Kitchen/ Dining/ Living	53.85 m ²
WC	1.44 m ²
Lower Ground Floor	64.24 m²
Ground Floor	55.72 m²
First Floor	56.85 m²
Second floor	41.70 m²
TOTAL GIA	218.51 m²
	2352.02 sqft

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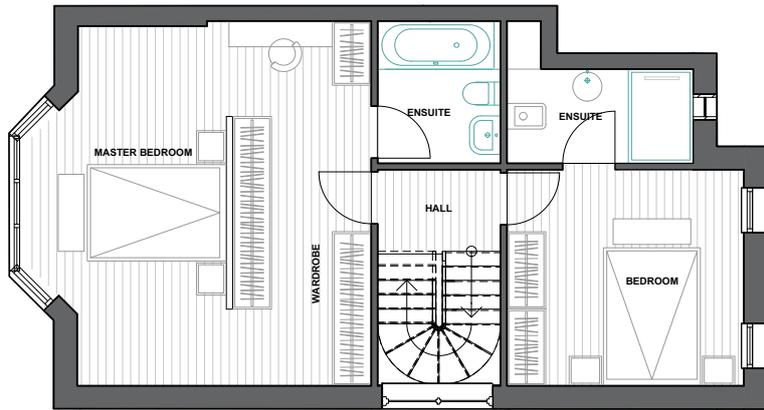


First Floor

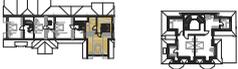


Master Bedroom (2)	27.69 m ²
Ensuite	4.20 m ²
Bedroom (3)	12.33 m ²
Ensuite	4.62 m ²
Hall	2.50 m ²
Lower Ground Floor	64.24 m ²
Ground Floor	55.72 m ²
First Floor	56.85 m ²
Second floor	41.70 m ²
TOTAL GIA	218.51 m ²
	2352.02 sqft

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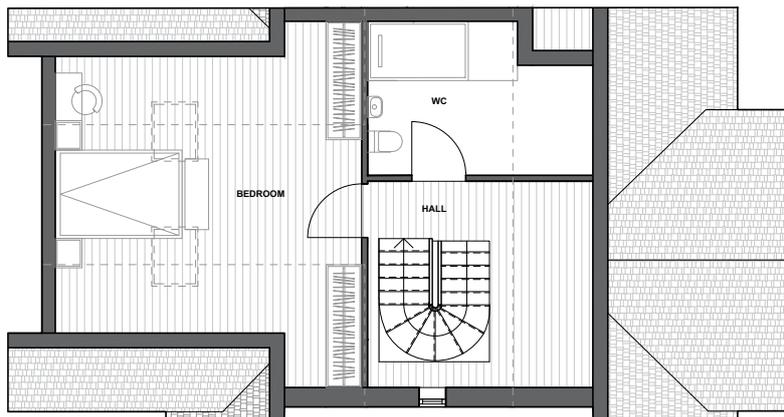


Second Floor



Bedroom (4)	21.65 m ²
Hall	7.88 m ²
WC	11.21 m ²
Lower Ground Floor	64.24 m ²
Ground Floor	55.72 m ²
First Floor	56.85 m ²
Second floor	41.70 m ²
TOTAL GIA	218.51 m ²
	2352.02 sqft
-----	1500 mm roof height

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The Link

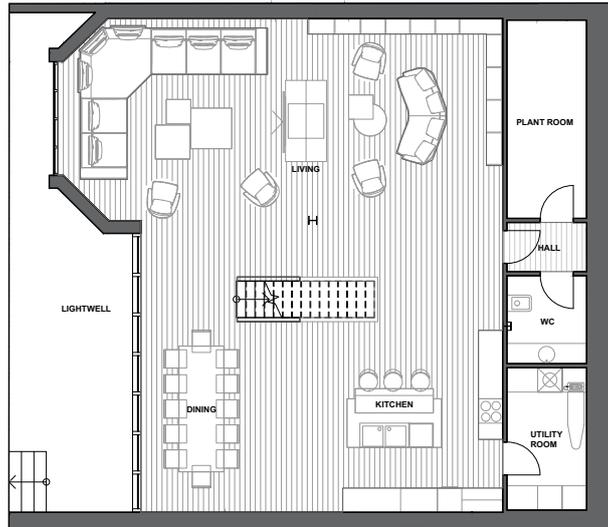


Lower Ground Floor



Living + Kitchen	116.25 m ²
Plant room	9.55 m ²
Utility room	6.85 m ²
Hall	2.37 m ²
WC	4.21 m ²
Lower Ground Floor	141.06 m ²
Ground Floor	130.11 m ²
TOTAL GIA	271.17 m ²
	2918.85 sqft

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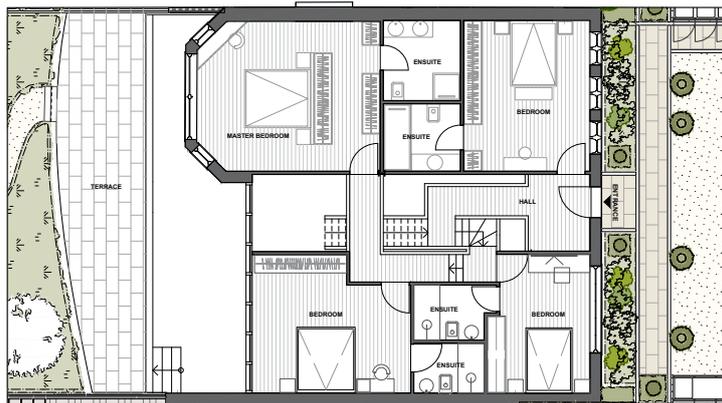


Ground Floor



Master bedroom	28.36 m ²
Ensuite	6.54 m ²
Bedroom	21.24 m ²
Ensuite	5.54 m ²
Bedroom	20.27 m ²
Ensuite	3.71 m ²
Bedroom	14.35 m ²
Ensuite	4.46 m ²
Hall	20.23 m ²
Lower Ground Floor	141.06 m ²
Ground Floor	130.11 m ²
TOTAL GIA	271.17 m ²
	2918.85 sqft

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The Stables

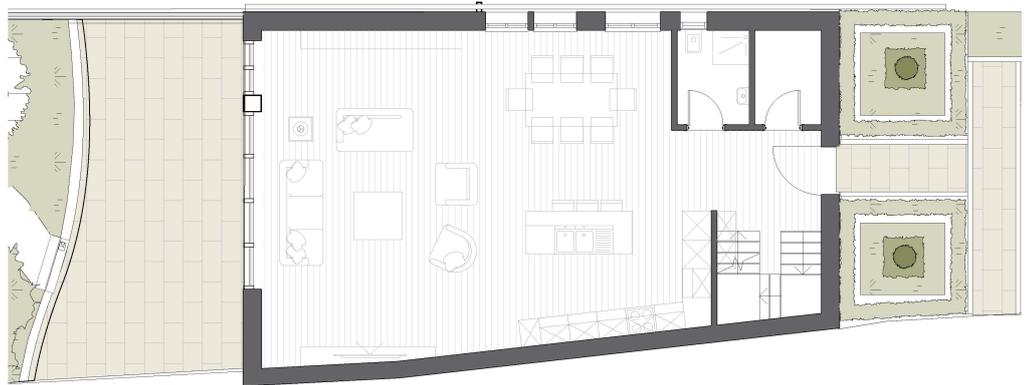


Ground Floor

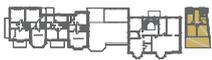


Kitchen/ Dining/ Living	70.08 m ²
Plant room	3.22 m ²
WC	1.97 m ²
Ground Floor	76.18 m ²
First Floor	52.37 m ²
TOTAL GIA	128.55 m ²
	1383.70 sqft

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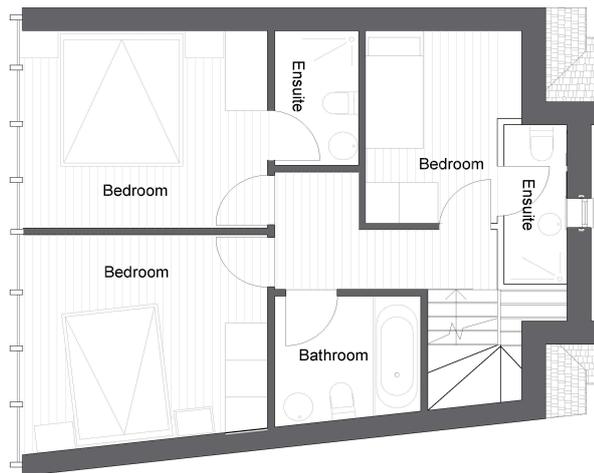


First Floor



Master Bedroom (1)	12.81 m ²
Bedroom (2)	7.22 m ²
Bedroom (3)	12.26 m ²
Hall	8.70 m ²
WC	8.70 m ²
Ground Floor	76.18 m ²
First Floor	52.37 m ²
TOTAL GIA	128.55 m ²
	1383.70 sqft
	1500 mm roof height

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THE GABLES

BLACKHEATH - SE3

Contact Us

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