



Earlswood Street, Greenwich, London, SE10

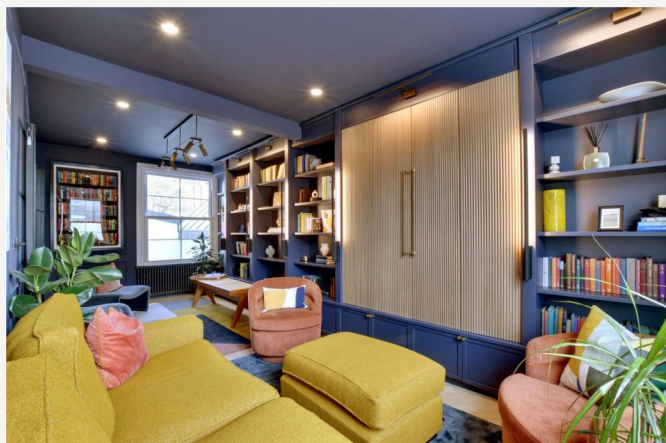
£1,200,000 *Freehold*

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We are delighted to offer this fabulous five/six bedroom Victorian family home, quietly positioned close to Greenwich Park and the historic town centre. Lovingly refurbished and thoughtfully extended by the current owners, this exceptional home is arranged over four floors and measures approximately 1,766 sq ft, with beautifully considered interiors throughout.

KEY FEATURES

- Fabulous five/six bedroom Victorian home
- Approximately 1,766 sq ft
- Lovingly refurbished and extended
- Arranged over four floors
- Exceptional standard throughout
- Stunning 23ft reception room
- Superb kitchen with quartz worktops



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The entrance floor features a stunning 23ft reception room with oak parquet flooring and bespoke floor-to-ceiling media cabinetry, incorporating excellent storage and display shelving. To the rear is the superb open-plan kitchen, again finished with parquet flooring and featuring quartz worktops, an excellent range of fitted units and generous workspace. Full-width bi-folding doors open directly onto the private rear garden, creating a wonderful entertaining space. A separate WC and useful utility area complete this floor.

The lower ground floor provides two further versatile rooms. The rear room is currently arranged as a double bedroom with its own ensuite shower room, while the front room could equally be used as a sixth bedroom, second reception room, playroom or home office.

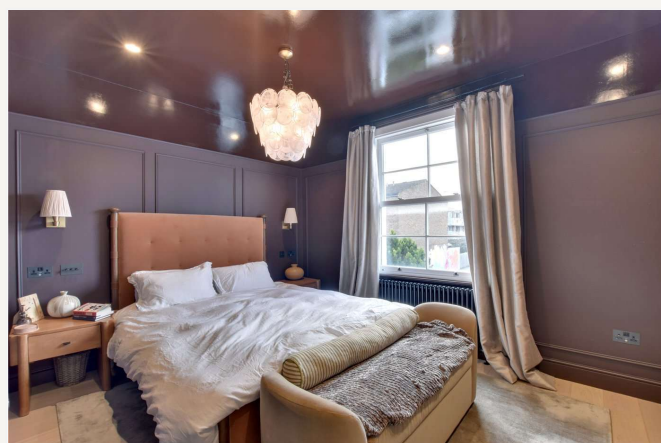
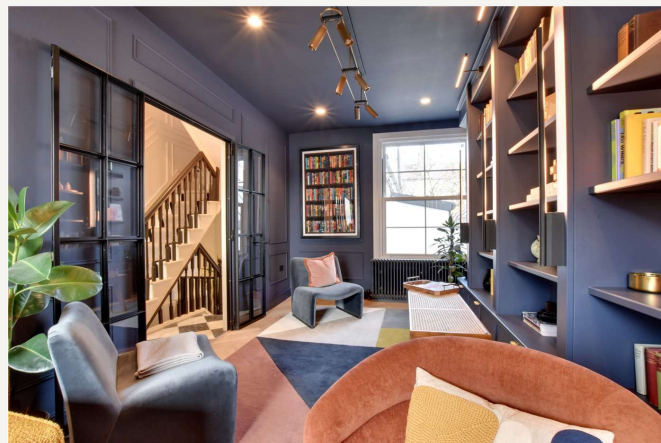
The first floor offers three further double bedrooms, all benefiting from bespoke fitted wardrobes. Of particular note is the rear bedroom, which has been thoughtfully designed as an outstanding children's room, featuring a bespoke raised bed with extensive storage beneath and an integrated desk area. This floor also provides a stylish family bathroom and an ensuite to the principal bedroom.

The top floor offers yet another excellent bedroom, currently utilised as a superb study and workspace with a beautifully fitted desk area, alongside a further ensuite shower room. A large eaves storage room provides valuable additional storage.

To the rear is a private west-facing garden, perfect for relaxing and entertaining.

Earlswood Street enjoys a superb position on the cusp of East and West Greenwich, with the open spaces and iconic Observatory of Greenwich Park virtually on the doorstep. Maze Hill mainline station is also close by, while the historic UNESCO-listed Greenwich town centre is within easy walking distance, offering an exceptional selection of shops, restaurants and cafés, together with Greenwich Market, the Royal Naval College and the Cutty Sark.

The area also benefits from excellent transport connections, with mainline rail, DLR and riverboat services all readily accessible, providing convenient links across London.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

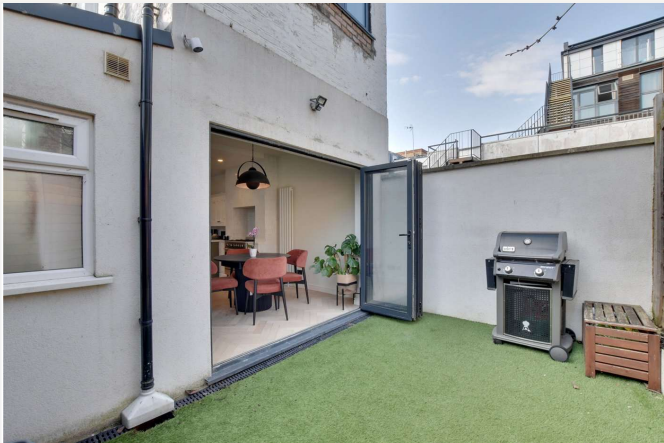
Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

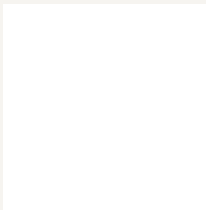
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE260039>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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