



Trafalgar Grove, Greenwich, London, SE10

£1,250,000 *Freehold*

4  1  2 

An absolutely stunning four-bedroom, three-storey modern family home, which has been recently extended and lovingly refurbished by the current owners to create a superb contemporary living space. Measuring approximately 1,290 sq ft and complemented by the significant benefit of off-street parking, this impressive home is presented in beautiful condition throughout and occupies an enviable position on the cusp of West and East Greenwich, just moments from the River Thames and its popular riverside walkway.

KEY FEATURES

- Stunning four-bedroom home
- Three-storey accommodation
- Recently extended
- Off-street parking
- Lovingly refurbished
- Approx. 1,290 sq ft
- 26ft kitchen/living space



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

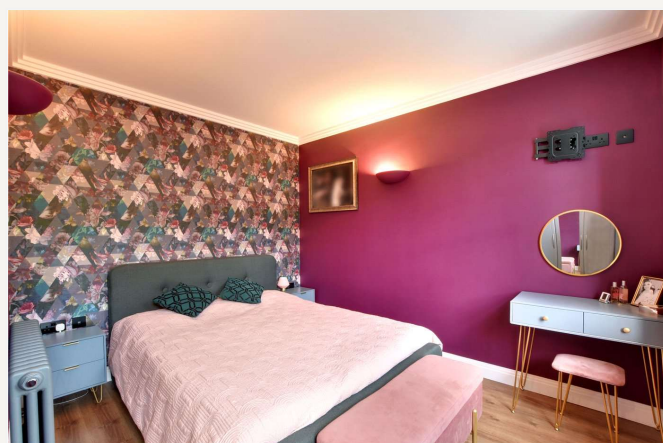


The heart of the home is undoubtedly the magnificent 26ft open-plan kitchen and living space, which spans the entire rear of the ground floor and opens directly onto the garden via impressive tri-fold doors. The kitchen has been finished to an exceptionally high standard, featuring an excellent range of storage, quality work surfaces and integrated white goods, while the generous reception area benefits from an abundance of natural light and attractive skylight windows. The ground floor also provides a useful study to the front, along with a separate WC.

The first and second floors provide four well-proportioned double bedrooms, together with a stylish family bathroom and ensuite facilities. To the rear, the east-facing garden has been thoughtfully designed for ease of maintenance, featuring AstroTurf and providing an excellent space for outdoor entertaining or relaxing.

The location is equally impressive. Trafalgar Grove sits quietly on the cusp of East and West Greenwich, placing you within easy reach of the historic UNESCO-listed Maritime Greenwich, with its magnificent Royal Park, Royal Observatory, National Maritime Museum, Old Royal Naval College and iconic Cutty Sark. Greenwich town centre is also close by, with its superb selection of independent shops, cafés, restaurants and the bustling Greenwich Market.

Transport connections are excellent, with Greenwich mainline and DLR stations, the riverboat service and Maze Hill station all within easy reach, providing convenient links into central London and beyond. The River Thames and riverside walkway are quite literally moments away, while the gates of Greenwich Park are also just a



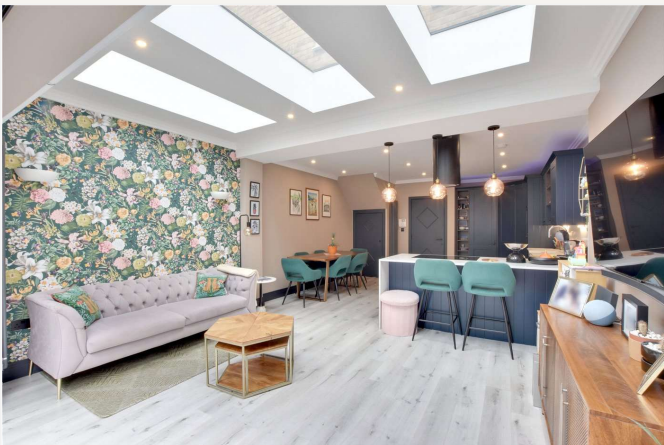
MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: C
Is the property listed: Property is not listed

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		88
B (81-91)		
C (69-80)	77	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

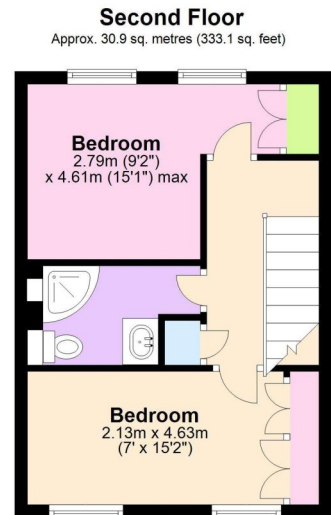
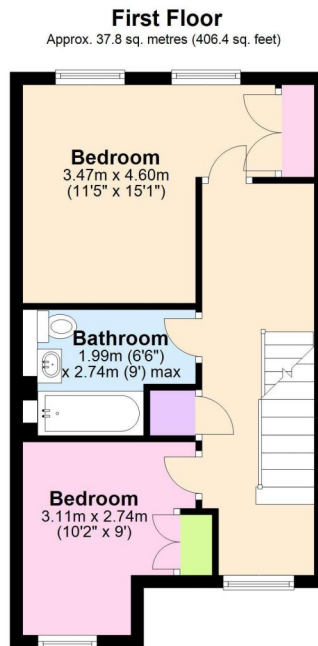
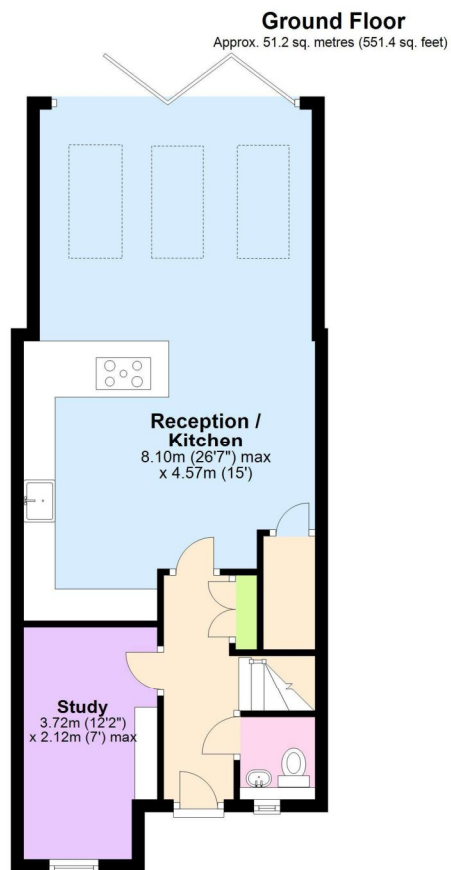
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE240259>

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.





Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.