



Burney Street, Greenwich, London, SE10

Guide Price £2,300,000-£2,500,000 *Freehold*



A magnificent four bedroom Grade II listed Georgian house, beautifully refurbished and extending to approximately 2,261 sq.ft / 210 sq.m, set on one of West Greenwich's most desirable streets, just moments from Greenwich Park and the heart of historic Greenwich.

KEY FEATURES

- magnificent Grade II listed Georgian house
- beautifully refurbished throughout
- elegant reception room, bespoke kitchen and useful study
- impressive 31ft lower ground floor family/reception room
- luxurious principal suite
- south-facing landscaped garden
- moments from Greenwich Park, Greenwich town centre, station, DLR and Uber Boat services



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0208 8520999 | blackheath@winkworth.co.uk

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This exceptional home combines elegant period architecture with a refined contemporary finish, creating a wonderfully balanced family house arranged over four floors. Over the past seven years, the property has been rewired, the heating and hot water systems have been updated, and an extensive high-end refurbishment has been carried out throughout. The result is a home that retains the elegance and character of its Georgian origins, while offering the comfort, practicality and finish expected of a modern family house.

The raised ground floor provides a superb first impression, with a welcoming entrance hall leading into an elegant reception room positioned to the front of the house. This is a beautiful room, with tall sash windows, high ceilings, a handsome fireplace and a wonderful sense of Georgian proportion. To the rear, the space opens into a stylish bespoke kitchen, fitted with high-quality cabinetry, integrated appliances and a central island, creating an excellent setting for everyday family life and entertaining. A useful study sits to the rear of this floor, with direct access out towards the garden, along with a guest cloakroom.

The lower ground floor is a real highlight, arranged as an impressive 31ft reception/family room with excellent ceiling height and a relaxed, contemporary feel. Wide bi-folding doors open directly onto the garden, allowing natural light to pour in and creating a superb indoor/outdoor entertaining space. This level also includes a generous utility room, a further cloakroom and useful storage, making it highly practical for family living.

The first floor is given over to a beautiful principal suite, with a large bedroom extending across the front of the house, incorporating elegant proportions, excellent natural light and a luxurious en suite shower area. There is also a dedicated dressing area with extensive fitted storage, while a private balcony/roof terrace to the rear provides a lovely additional outside space overlooking the garden.

The second floor provides three further bedrooms and a smart modern family bathroom. The arrangement works particularly well for families, with two generous double bedrooms and a smaller fourth bedroom/study, ideal as a nursery, occasional bedroom or work-from-home space.

Externally, the rear garden measures approximately 56ft and enjoys a south-facing aspect. Beautifully landscaped and arranged for low-maintenance enjoyment, it provides a peaceful and private setting for outdoor dining, entertaining and relaxing, further enhanced by outdoor lighting and power. There is direct access from the lower ground floor, as well as access from the raised ground floor level.



Burney Street is one of West Greenwich's most sought-after addresses, superbly placed for Greenwich Park, the Royal Observatory, the National Maritime Museum, the Old Royal Naval College and the beautifully restored Cutty Sark. Historic Greenwich has a wonderful village atmosphere, with an excellent selection of independent shops, cafés, pubs, restaurants and the renowned covered market, which attracts visitors from across London.

The location is exceptionally well connected, with Greenwich Station, Cutty Sark DLR and Uber Boat by Thames Clippers services all close by, along with numerous bus routes, the Greenwich foot tunnel and easy access to Canary Wharf, the City and central London. Blackheath Village and the O2 at Greenwich Peninsula are also within easy reach, along with a superb choice of local schools and open green spaces.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: C
Is the property listed: Property is listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

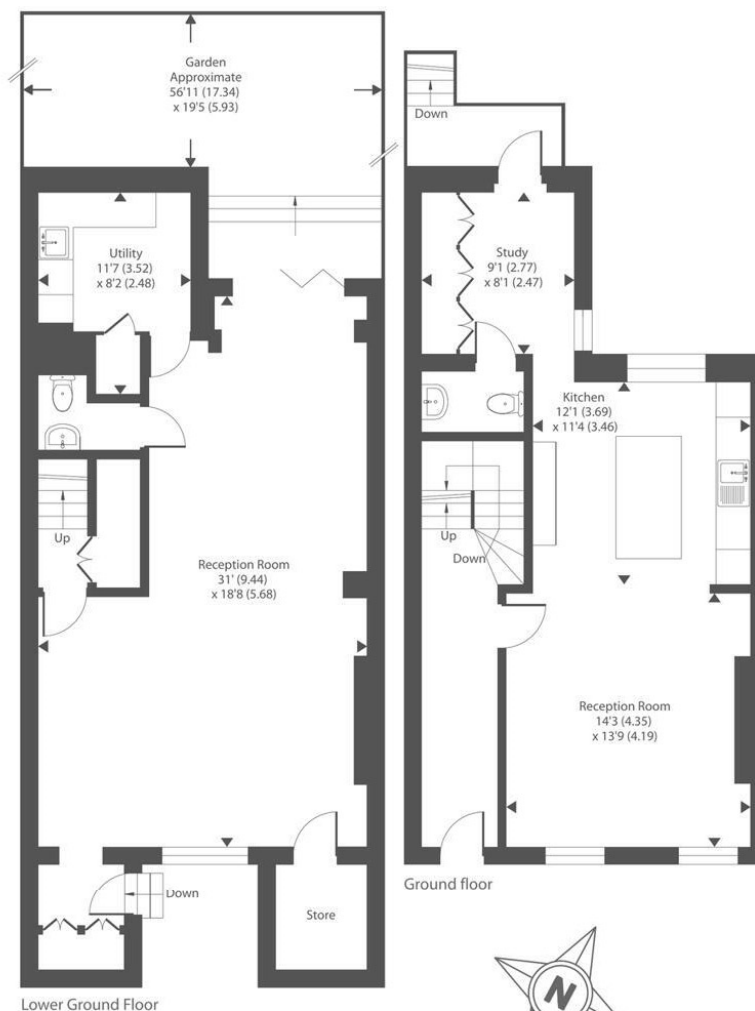
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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