



Point Hill, Greenwich, London, SE10

Guide Price £725,000-£750,000 *Freehold*



A beautifully presented two-bedroom modern end-of-terrace house, ideally positioned in one of West Greenwich's most sought-after locations, with off-street parking and a lovely south-facing private garden.

KEY FEATURES

- Two-bedroom end-of-terrace house
- Excellent West Greenwich location
- Approximately 618 sq ft
- Excellent decorative order
- Updated by the current owners
- Bright 17ft reception room
- Bi-fold doors to garden



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Measuring approximately 618 sq ft and presented in excellent order throughout, the property has been thoughtfully updated by the current owners and offers bright, well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming 17ft reception room with bi-folding doors opening seamlessly onto the beautifully paved rear garden. Southerly facing and enjoying excellent privacy, the garden also benefits from side access and a useful garden shed. To the front is a well-fitted kitchen with plenty of storage and worktop space.

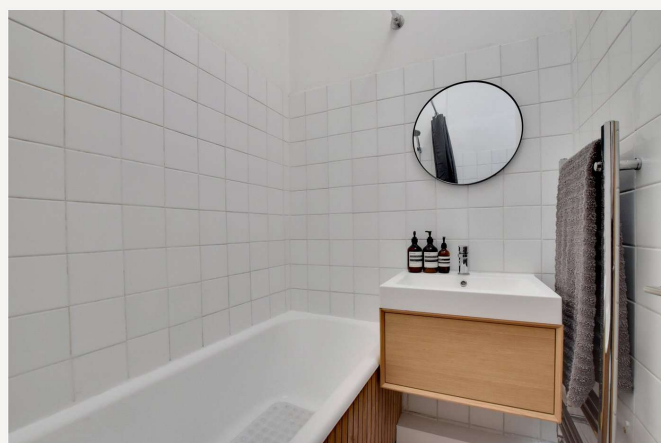
Upstairs are two comfortable double bedrooms and a modern family bathroom.

The property occupies a particularly enviable position on the corner of Point Hill and Maidenstone Hill, arguably one of the best locations in Greenwich. The open spaces of The Point are immediately adjacent, while Blackheath Village and the open expanse of the Heath are also within easy reach.

The historic town centre of UNESCO Greenwich is just a short distance away, offering an excellent selection of independent shops, restaurants and cafés, together with a superb range of attractions including the Cutty Sark, National Maritime Museum, Old Royal Naval College and Greenwich Market. Greenwich Park, with its famous Observatory and spectacular views across London, is also just a short walk away.

Transport connections are equally impressive, with Greenwich mainline and DLR stations, riverboat services and Blackheath station all providing convenient links into central London and beyond.

An excellent modern home in a truly enviable West Greenwich location, combining stylish accommodation, a south-facing garden and off-street parking with some of the area's finest open spaces and amenities right on the doorstep.



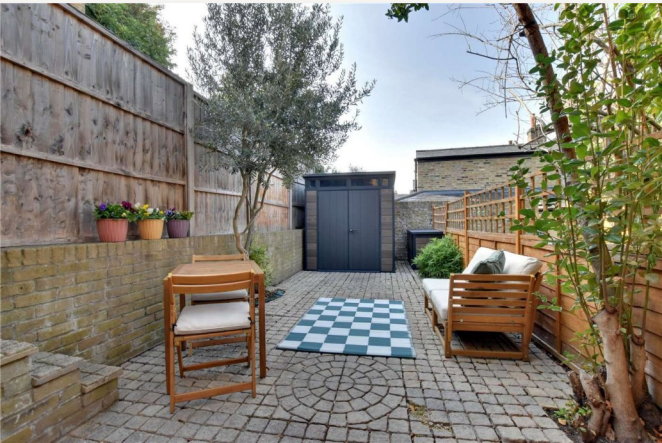
MATERIAL INFORMATION

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		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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



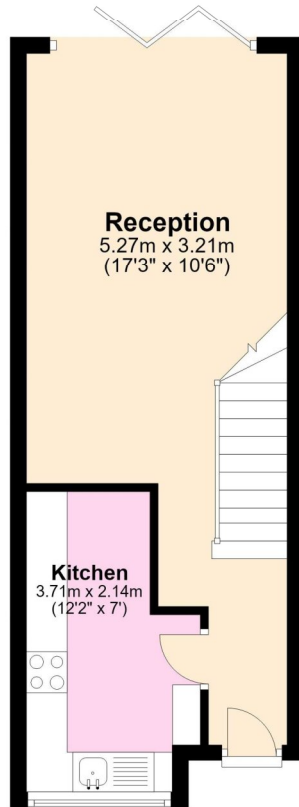
<https://www.winkworth.co.uk/sale/property/GRE260152>

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.



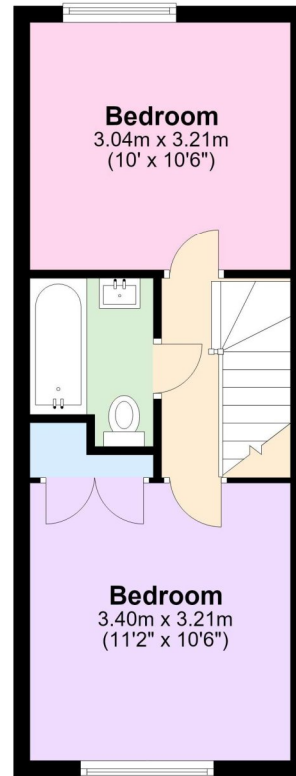
Ground Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 57.4 sq. metres (618.1 sq. feet)

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