



ANNANDALE ROAD, GREENWICH, LONDON, SE10
GUIDE PRICE £1,200,000-£1,250,000 FREEHOLD

WE ARE DELIGHTED TO OFFER THIS STUNNING FOUR BEDROOM VICTORIAN FAMILY HOME, THAT MEASURES CIRCA 1441 SQUARE FOOT AND IS LOCATED ON THIS HUGELY POPULAR AND QUIET ROAD IN EAST GREENWICH!

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DESCRIPTION:

Guide Price £1,200,000-£1,250,000. We are delighted to offer this stunning four bedroom Victorian family home, that measures circa 1441 square foot and is located on this hugely popular and quiet road in East Greenwich!

In excellent decorative order throughout the property is three storey and briefly comprises of two large reception areas on the ground floor, along with a 12ft kitchen. This in turn leads onto an extremely pretty south facing garden. Upstairs there are four double bedrooms with ample wardrobe space, a separate WC and a beautiful bathroom, with roll top bath and a separate shower cubicle. The top floor half landing leads onto an attractive 12ft roof terrace with southerly views. There are many period features in the house, including fireplaces and original floorboards in the receptions.

Annandale Road is certainly considered one of the best roads in Greenwich and is found just off Vanbrugh Hill. It's well located for quick access to either Maze Hill or Westcombe Park rail, plus is close to the Royal Park, with its Observatory. Greenwich Town centre is also close by, and offers a wide selection of shops and restaurants, along with DLR and riverboat service.

AT A GLANCE

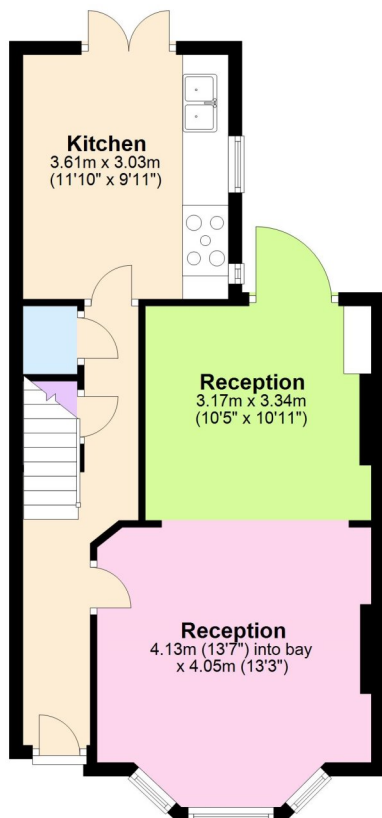
- Four bedroom house
- three storey
- Victorian end of terrace
- circa 1441 square foot
- very good condition
- pretty south facing garden
- 12ft private roof terrace
- large through reception room
- quiet road
- East Greenwich location
- close to mainline rail





Ground Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



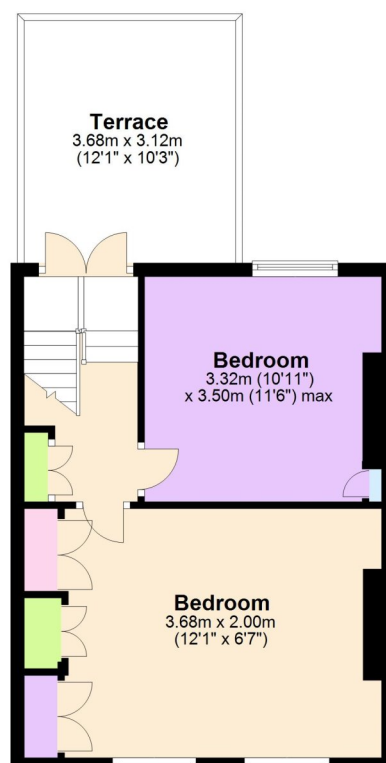
First Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



Second Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 133.9 sq. metres (1441.3 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	40
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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