



ANNANDALE ROAD, GREENWICH, LONDON, SE10
£800,000 FREEHOLD

A TRULY OUTSTANDING, AND EXTENDED, TWO/THREE BEDROOM VICTORIAN HOUSE, THAT IS PERFECTLY LOCATED ON THIS QUIET ROAD IN EAST GREENWICH, MOMENTS FROM THE ROYAL PARK AND THE LOCAL PLEASUANCE. MEASURING CIRCA 1078 SQUARE FOOT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A truly outstanding, and extended, two/three bedroom Victorian house, that is perfectly located on this quiet road in East Greenwich, moments from the Royal Park and the local Pleasance. Measuring circa 1078 square foot!

The property is presented in beautiful condition throughout, and briefly comprises of a large through reception room with engineered oak flooring and picture fireplace, This room then opens onto a stunning kitchen breakfast room which has been extended onto the side return. The ground floor also features a separate WC and excellent storage. Upstairs there are two good sized double bedrooms, with fitted wardrobes. The third room is currently used as a study, but is certainly versatile enough to be a small guest bedroom or babies room. Then to the rear is a fabulous bathroom which also has a shower cubicle. The property has both front and back gardens and also a large shed. Added benefits include double glazed sash windows and gas central heating.

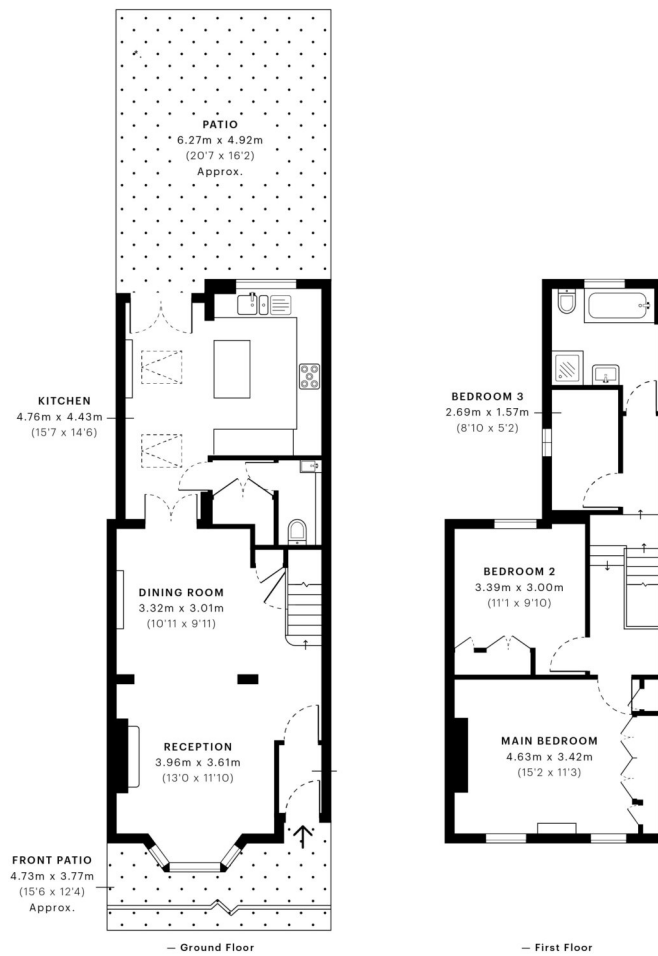
As mentioned Annandale Road is certainly one of the most popular roads in Greenwich, and also falls within the Halstow School catchment area. Local shops in East Greenwich are close by, along with the town centre just a short walk away. Mainline Rail at Maze Hill is close by, as is DLR, Jubilee Line at North Greenwich with the O2 Arena and riverboat service. Your earliest viewing is recommended.

AT A GLANCE

- stunning Victorian house
- 2/3 bedrooms
- large through reception
- extended kitchen breakfast room
- outstanding condition
- circa 1078 square foot
- front and rear garden
- oak flooring downstairs
- hugely popular road
- East Greenwich location
- close to park and pleasance







GROSS INTERNAL AREA (GIA)
The footprint of the property
100.16 sqm / 1078.11 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, terraces and head height
93.12 sqm / 1002.34 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 98.54 sqm / 1066.68 sqft
IPMS 3C RESIDENTIAL 94.00 sqm / 1011.81 sqft

SPEC ID 563e3d0835094900de1665bb8b

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.