



Greenwich Park Street, Greenwich, London, SE10

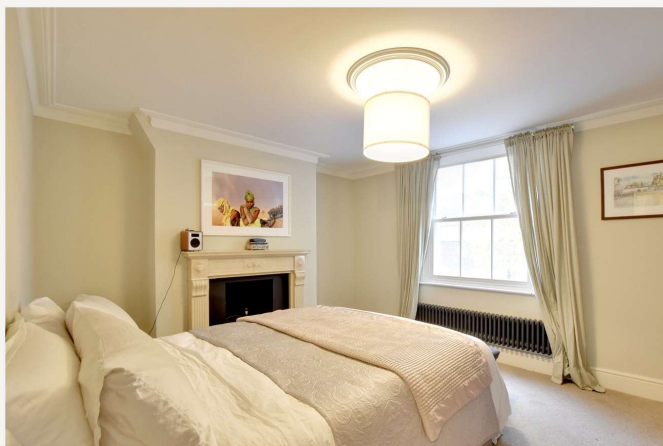
£1,250,000 *Freehold*

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Tucked away on a quiet street right on the cusp of East and West Greenwich, this beautifully proportioned four-storey Georgian mid-terrace house combines timeless period charm with exciting scope for personal finishing touches.

KEY FEATURES

- 3-bed, 4-storey Georgian terrace on East/West Greenwich border
- Moments from Greenwich Park and the Royal Observatory
- Short walk to town centre, DLR, rail, and riverboat
- Around 1,415 sq ft of elegant living space
- New 2024 mansard roof with two top-floor bedrooms
- Large first-floor bathroom with roll-top bath & shower



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Just moments from the Royal Park gates, with the Royal Observatory, Queen's House, and National Maritime Museum on the doorstep, this location offers the very best of historic Greenwich. The vibrant town centre, with its renowned market, restaurants, DLR, mainline rail, and riverboat services, is a short stroll away, while Maze Hill station is only a couple of minutes from the front door.

Offering approximately 1,415 sq ft of accommodation, the house has seen major works completed in recent years, including a new mansard roof (2024) that has created a stylish new top floor with two double bedrooms.

On the first floor, a generous principal bedroom is complemented by a luxurious bathroom featuring a freestanding roll-top bath and separate shower. The hall floor provides an elegant through reception room, showcasing lovely feature fireplaces and excellent light. Some minor finishing works—such as new flooring—are still required here, allowing buyers to add their own style.



The lower ground floor has been prepared for a large kitchen—breakfast room, with the space now serving as a blank canvas ready for design and fit-out by the new owner. Due to a recent change in circumstances, the sellers plan to pass this exciting project on “as is,” offering a rare opportunity to complete the home exactly to your own specification.

To the rear, a beautiful west-facing garden provides a peaceful retreat and features a superb garden office, ideal for home working or studio use.

The property also benefits from planning permission for a rear extension, which will be transferred to the new owner.

In all, this is a rarely available Georgian home in one of Greenwich's most sought-after locations—offering a perfect mix of historic character, modern potential, and an exceptional setting just moments from the park.



MATERIAL INFORMATION

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

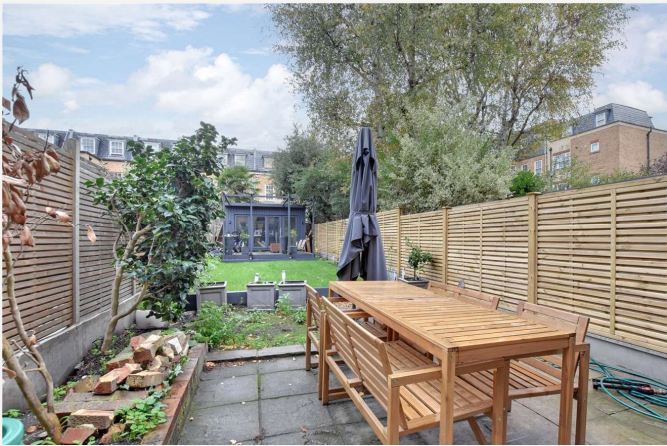
Utilities:
Electricity supply: tbc
Sewerage supply: tbc
Water supply: tbc
Mobile signal: tbc

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

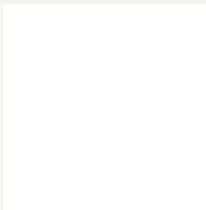
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date: NA
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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



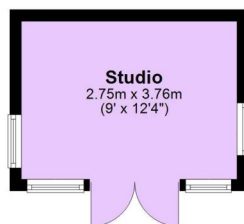
<https://www.winkworth.co.uk/sale/property/GRE250310>

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.



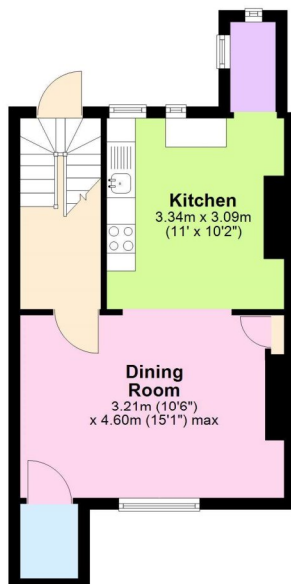
Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



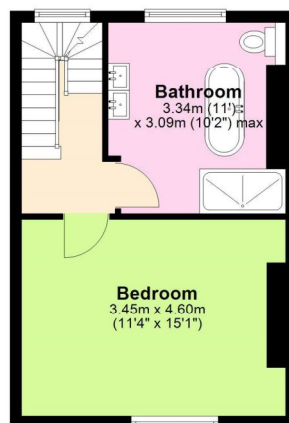
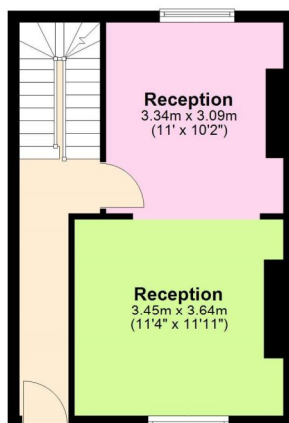
Basement

Approx. 33.4 sq. metres (359.4 sq. feet)



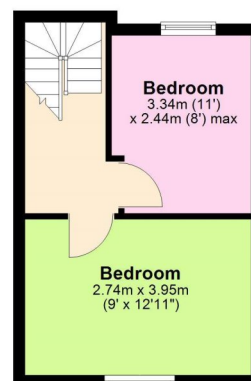
First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Second Floor

Approx. 24.4 sq. metres (262.2 sq. feet)



Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

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