



## Dartmouth House, Greenwich, London, SE10

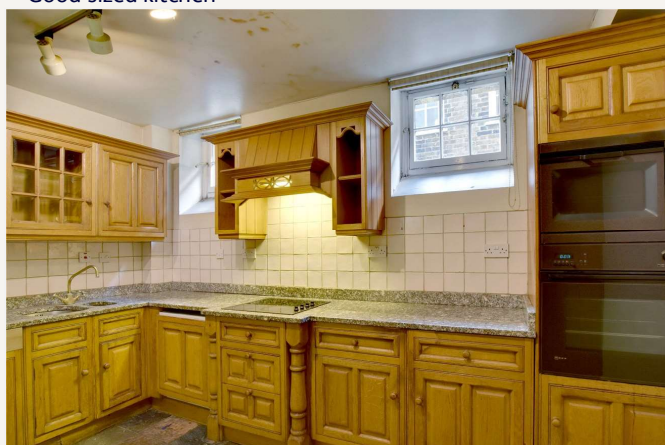
£600,000 *Share of Freehold*

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Set within a truly magnificent detached Georgian house dating back to the 1750s, this substantial three-bedroom lower ground floor conversion flat enjoys a fascinating heritage, having once been home to both the Earl of Dartmouth and the first Bishop of Southwark. Perfectly and quietly positioned on one of the area's most sought-after roads, the property sits on the cusp of Greenwich and Blackheath, just a stone's throw from the wide open spaces of the Heath.

### KEY FEATURES

- Three double bedroom conversion flat
- Lower ground floor accommodation
- Set within a detached Georgian house (1750s)
- Spacious 18ft reception room
- Principal bedroom with en-suite
- Two further double bedrooms
- Good-sized kitchen



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Measuring an impressive 1,146 sq ft, the accommodation offers generous proportions throughout and presents an excellent opportunity for complete modernisation. The layout briefly comprises a spacious 18ft reception room, three well-sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite bathroom, a good-sized kitchen, a family shower room and a welcoming entrance hallway. Externally, the property further benefits from access to spectacular and expansive communal grounds to the side, along with the rare advantage of an off-street parking space.

The location is truly enviable, being equidistant between the historic UNESCO World Heritage town centre of Greenwich and the charming, village-like atmosphere of Blackheath. Lewisham town centre is also within easy walking distance, offering an excellent array of shops, cafés and restaurants, as well as outstanding transport links including mainline rail services, DLR and riverboat connections. Offered to the market with no onward chain, this is a rare and exciting opportunity to acquire a home of scale, character and remarkable potential in an exceptional setting.



## MATERIAL INFORMATION

**Tenure:** Share of Freehold

**Term:** 961 years

**Service Charge:** £3510 per annum

**Council Tax Band:**

**EPC rating:** exempt

**Is the property listed:** Property is listed

### Utilities:

**Electricity supply:** mains

**Sewerage supply:** mains

**Water supply:** mains

**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:

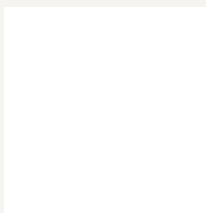
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

**Last flood date:**

**Does the property have flood defences:** Property does not have flood defences



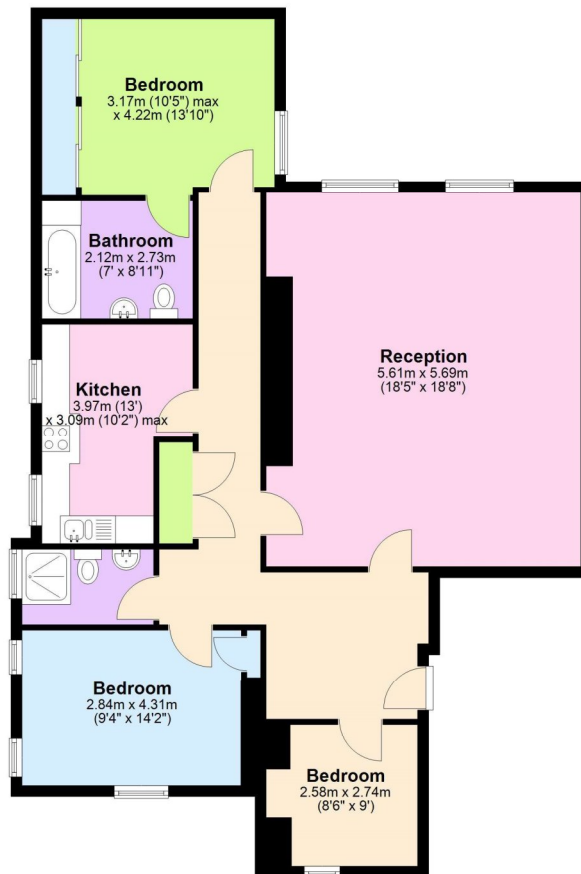
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Lower Ground Floor**  
Approx. 106.5 sq. metres (1146.7 sq. feet)



Total area: approx. 106.5 sq. metres (1146.7 sq. feet)

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