



CROOMS HILL, GREENWICH, LONDON, SE10
£750,000 SHARE OF FREEHOLD

A STUNNING AND LARGE, TWO BEDROOM, CONVERSION FLAT THAT MEASURES CIRCA 786 SQ FT, THAT FEATURES OFF STREET PARKING AND IS PERFECTLY LOCATED ON CROOMS HILL IN WEST GREENWICH, WHICH WE BELIEVE TO BE ONE OF THE OLDEST ROADS IN LONDON!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A stunning and large, two-bedroom, conversion flat that measures circa 786 sq ft, that features off street parking and is perfectly located on Crooms Hill in West Greenwich, which we believe to be one of the oldest roads in London!

Certainly a rare opportunity to acquire such a prestigious property that is offered in fine decorative order throughout. Found on the first floor, via an impressive communal entrance, the accommodation comprises a lovely and large 17ft reception room, which has high ceilings and side views into the Park! There are two good sized double bedrooms, with the master room have fitted wardrobes, a family bathroom and a well-presented kitchen. As mentioned there is off street parking to the side and the property comes with a Share of Freehold. The owner also tells us that the flat comes with a private storage room in the basement, but it is also worth mentioning that this is not officially on the properties title deeds.

Tucked away, on the corner of Crooms Hill and King George Street, the property is literally just seconds away from the gates of the Royal Park, with its Observatory. The town centre is also just at the bottom of the road, offering a fantastic and vibrant array of shops and restaurants, along with the Naval Museum, mainline rail, DLR and riverboat service.

AT A GLANCE

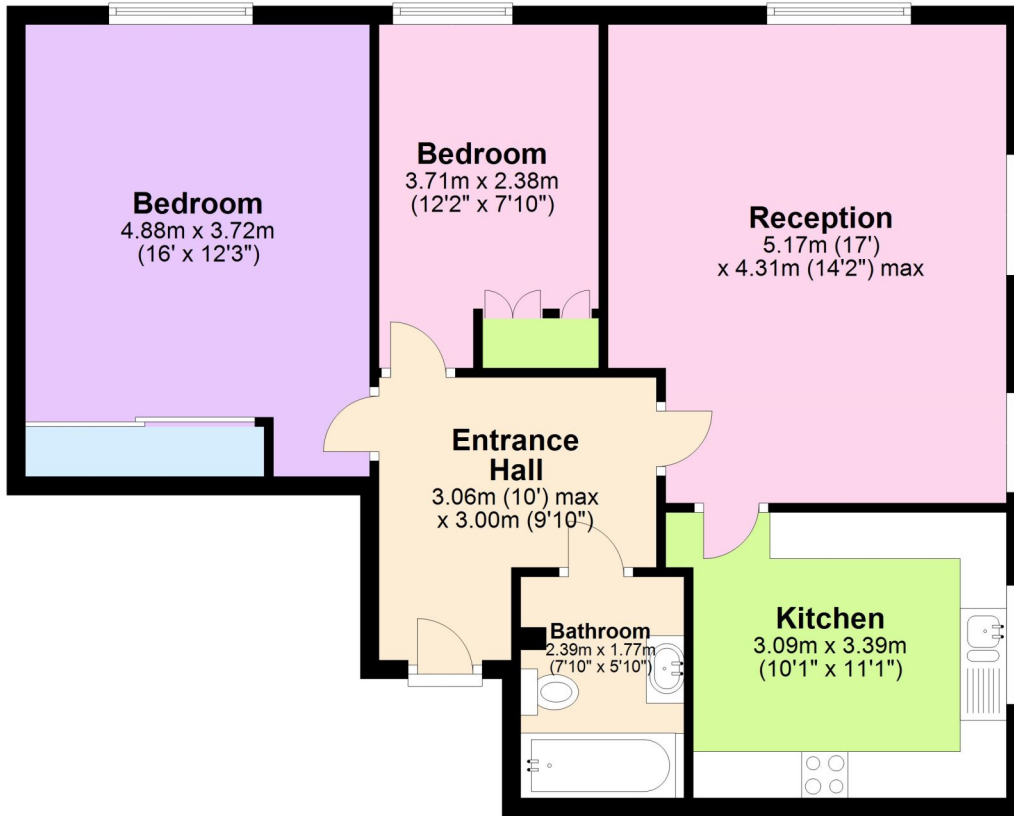
- outstanding conversion flat
- fine decorative order
- circa 786 sq ft
- two large double bedrooms
- high ceilings
- off street parking
- 17ft reception
- large kitchen
- absolutely perfect location
- West Greenwich
- literally seconds from Royal Park.





First Floor

Approx. 73.1 sq. metres (786.6 sq. feet)



Total area: approx. 73.1 sq. metres (786.6 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			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Greenwich | 02030533033 | greenwich@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.