



Greenwich Academy, Greenwich, London, SE10

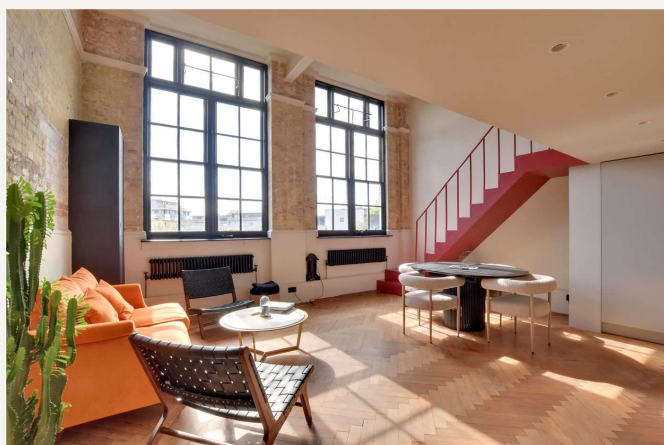
Offers in excess of £1,100,000 *Share of Freehold*

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A truly stunning and wholly unique conversion apartment, that has been lovingly and comprehensively refurbished by the current owner with no expense spared, creating, in our humble opinion, one of the finest properties of its type in the area.

KEY FEATURES

- Unique warehouse conversion
- Approx. 1,931 sq ft
- Grade II listed building
- Former school conversion
- Fully refurbished throughout
- Originally two apartments
- Gated grounds and off street parking



Greenwich

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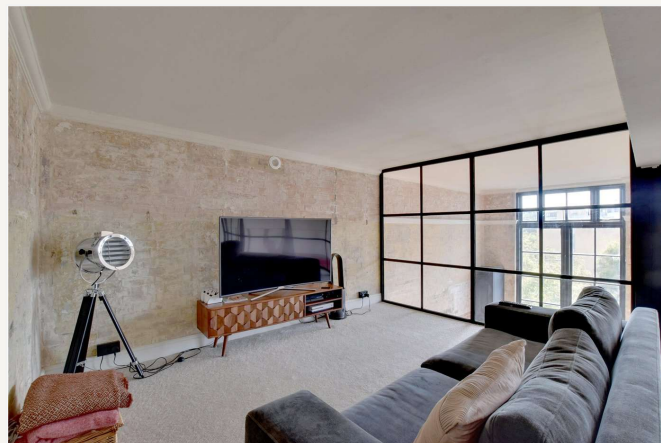


Originally two separate apartments, the properties have been cleverly and sympathetically combined to create an outstanding home extending to approximately 1,931 sq ft and occupying the second and third floors of this beautiful Grade II listed building, which was originally converted from an old school. Set within attractive gated grounds, Greenwich Academy also benefits from communal gardens, reserved parking and a communal roof terrace.

The accommodation has been thoughtfully designed to create a wonderful balance between contemporary living and the character of the original building, with a wealth of retained features including exposed brickwork, vaulted ceilings, original school radiators, impressive windows and areas of original flooring. At the heart of the property is an impressive 25ft reception room, featuring two huge original windows which flood the space with natural light. Beautiful oak parquet flooring runs throughout, while the superbly appointed kitchen has been fitted with an excellent range of storage, generous work surfaces, a central island and integrated white goods. A good-sized utility room leads directly from the reception. The reception room also incorporates a staircase rising to a superb mezzanine level, currently arranged as a secondary reception/TV area but equally well suited to a study or home office. A striking glass divide overlooks the main reception below, adding to the wonderful sense of volume and space. The principal bedroom is equally impressive, measuring approximately 27ft in length and retaining further original features including flooring, high ceilings and exposed brickwork. There is an excellent walk-in wardrobe and a beautifully appointed en-suite bathroom. From the wide central hallway, stairs rise to two further bedrooms, both occupying the former roof space and featuring fabulous exposed oak roof beams. A further main bathroom serves these bedrooms, while there is also a separate and particularly useful shower room located off the entrance hallway.

This is a genuinely remarkable property, combining the scale and architectural character of a former school building with the quality, finish and versatility of a thoroughly modern home. The attention to detail throughout is immediately apparent, while the generous proportions and unusual layout offer an exceptional amount of living and entertaining space.

Greenwich Academy is ideally positioned in West Greenwich, just a short walk from the historic town centre and UNESCO-listed Greenwich, with its vibrant market, Royal Park and Observatory, National Maritime Museum and the iconic Cutty Sark. The area also offers an excellent choice of independent shops, cafés, bars and restaurants, together with superb transport links including Greenwich mainline and DLR stations and the riverboat service. The neighbouring town centres of Blackheath, Lewisham and Deptford are also within easy reach.



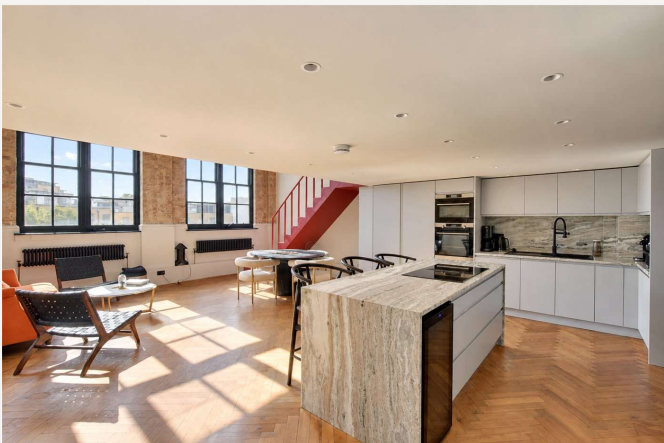
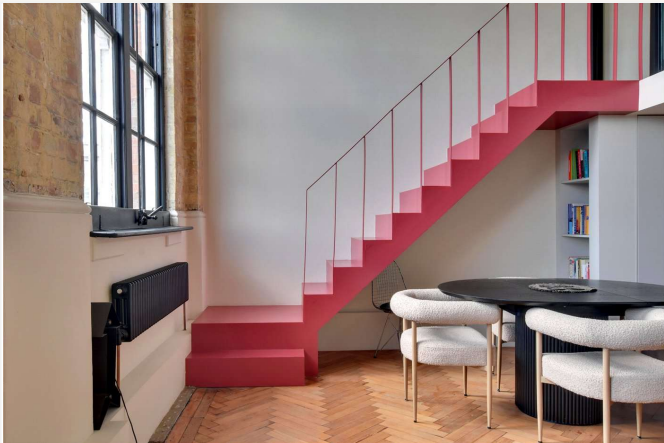
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: tbc
Service Charge: £4892 per annum
Ground Rent: tbc
Council Tax Band: E
EPC rating: D
Is the property listed: Grade II

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		82
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

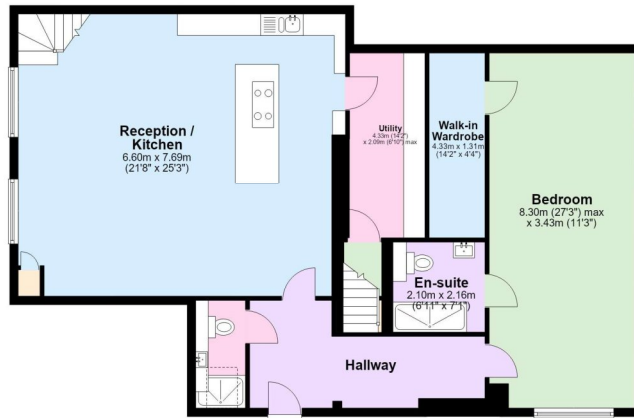
For more information, scan the QR code or visit the link below



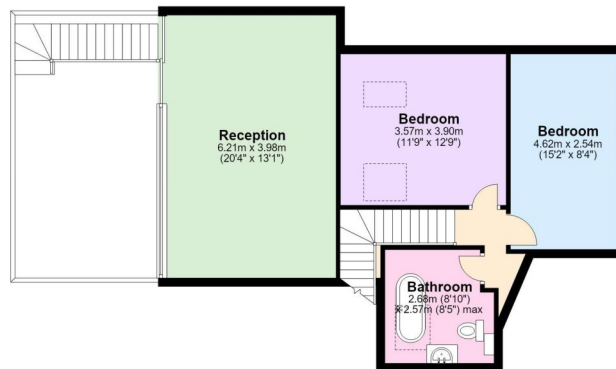
<https://www.winkworth.co.uk/sale/property/GRE240191>

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.

Second Floor
Approx. 115.7 sq. metres (1245.6 sq. feet)



Mezzanine Level
Approx. 63.7 sq. metres (686.1 sq. feet)
(excluding the Terrace)



Total area: approx. 179.5 sq. metres (1931.7 sq. feet)

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