



## Bardsley Lane, Greenwich, London, SE10

£1,375,000 *Freehold*

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An immaculate and beautifully presented modern three/four bedroom end-of-terrace house, forming part of the sought-after Gramercy development by Family Mosaic (built 2017), perfectly positioned in the very heart of Greenwich historic town centre. Measuring an impressive 1,441 sq ft, this outstanding home further benefits from off-street parking and is just moments from the river, shops, restaurants and excellent transport links.

### KEY FEATURES

- Immaculate three/four bedroom house
- End-of-terrace modern build (2017)
- Prime Greenwich town centre location
- Off-street parking with car port
- Multiple reception rooms
- Private 12ft roof terrace
- Two en-suite top-floor bedrooms



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02030533033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)

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Flooded with natural light and finished to an exceptional standard throughout, the accommodation comprises a welcoming entrance hallway leading to a superb open-plan kitchen/diner, thoughtfully designed with quartz worktops and fully integrated white goods ideal for both everyday living and entertaining. The ground floor also offers a cosy reception/snug, perfect as a TV room, along with a utility room and WC.

On the first floor is a generous second reception room, which could alternatively be used as a fourth bedroom, enjoying lovely views across St Alfege Park and direct access to a delightful 12ft roof terrace. This level also includes a further double bedroom, a study, and a pristine family bathroom. The top floor hosts two excellent bedrooms, both with fitted wardrobes and stylish en-suite shower rooms.

Externally, in addition to the roof terrace there is a private rear terraced area, ideal for BBQs and outdoor dining, while the front of the property features a car port, cycle storage and a separate bin store.

The house boasts an impressive array of modern features, including solar panels, smart climate control with water-based underfloor heating, automated curtains compatible with Alexa and Apple Home, a Yale Smart Living alarm system, superfast broadband connectivity, and an integrated air ventilation system (further details and full specification available from the agent).

Perfectly located within the West Greenwich UNESCO World Heritage Site, the property is moments from an outstanding selection of shops, cafés and restaurants, as well as mainline rail services, DLR and riverboat connections. Greenwich Market is close by, and the open spaces of Greenwich Royal Park, with its observatory, tennis courts, boating lake and deer park, are quite literally around the corner ideal for jogging, relaxing summer days and outdoor pursuits.

The property is being sold chain free, and your immediate viewing is highly recommended to fully appreciate the quality, space and exceptional location on offer.





MATERIAL INFORMATION

Tenure: Freehold  
Term: 0 year and 0 months  
Service Charge: £0 per annum  
Ground Rent: £ 0 Annually (subject to increase)  
Council Tax Band: G  
EPC rating: B  
Is the property listed: Property is not listed

Utilities:  
Electricity supply: Mains Supply  
Sewerage supply: Mains Supply  
Water supply: Mains Supply  
Mobile signal: Yes

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  
Is object modified: False



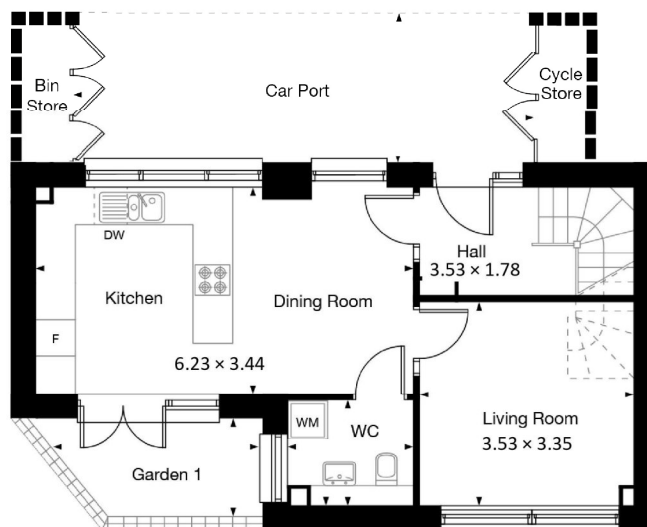
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/GRE250337>

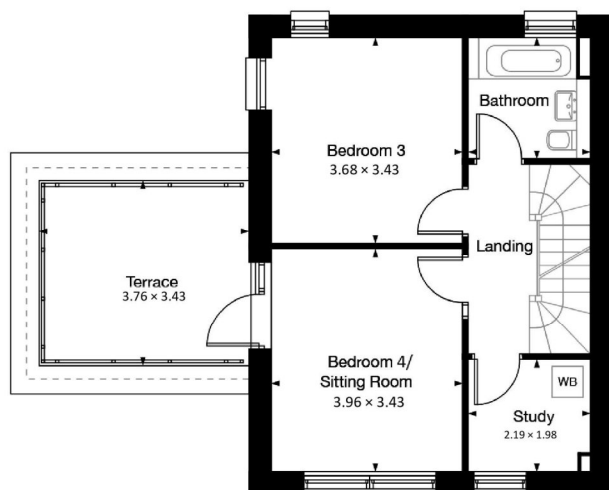
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



**TOTAL APPROX AREA**  
134 sq. m. (1441 sq. ft)

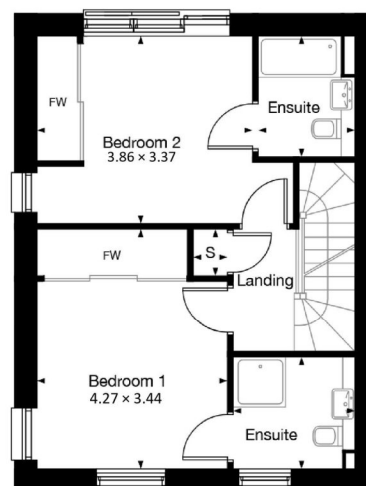
### GROUND FLOOR

Approx area: 45.4sq. m. (488.4 sq. ft)



### FIRST FLOOR

Approx area: 44.2 sq. m. (476.2 sq. ft)



### SECOND FLOOR

Approx area: 44.3 sq. m. (476.4 sq. ft)

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