



## Straightsmouth, Greenwich, London, SE10

£700,000 *Freehold*



This beautiful Victorian two-bedroom, double fronted semi-detached house is perfectly situated in the heart of Greenwich, offered to the market chain free, with period features throughout and a south facing patio garden.

### KEY FEATURES

- Two-bedroom double fronted Victorian terrace
- Approx. 864 sq ft
- 23ft bright reception with two fireplaces and original hardwood floors
- Central staircase
- 22ft kitchen/dining area
- Private landscaped south facing patio garden with garden shed



**Greenwich**

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

**Winkworth**

for every step...



The house is beautifully presented and comprises of a stunning, bright 23ft reception room with a central staircase, hardwood flooring, and two elegant fireplaces with cast iron inserts. This flows seamlessly into a spacious 22ft dining room with a well-equipped kitchen, offering modern appliances generous storage. Sliding doors open onto a charming, landscaped private patio garden with its own garden shed ideal for relaxing or entertaining.

Upstairs, there are two double bedrooms featuring bespoke shutters and fitted wardrobes, alongside a large stylish family bathroom featuring both shower and separate bath. In addition there is a large loft space within the eaves of the house for storage.

Located in the UNESCO historic Greenwich town centre, the property is close to a superb array of shops, restaurants, and attractions, including the vibrant marketplace, the National Maritime Museum, the Cutty Sark, and Greenwich Royal Park with its observatory. Excellent transport links are nearby, including mainline rail, DLR, and riverboat services, making both central London and Canary Wharf easily accessible.

A beautifully maintained home, perfectly blending period charm with contemporary living in one of London's most sought-after locations.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** D

**Is the property listed:** Property is not listed

### 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

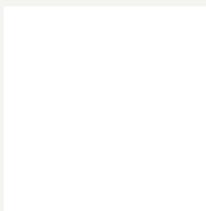
**Last flood date:**

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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/GRE250048>

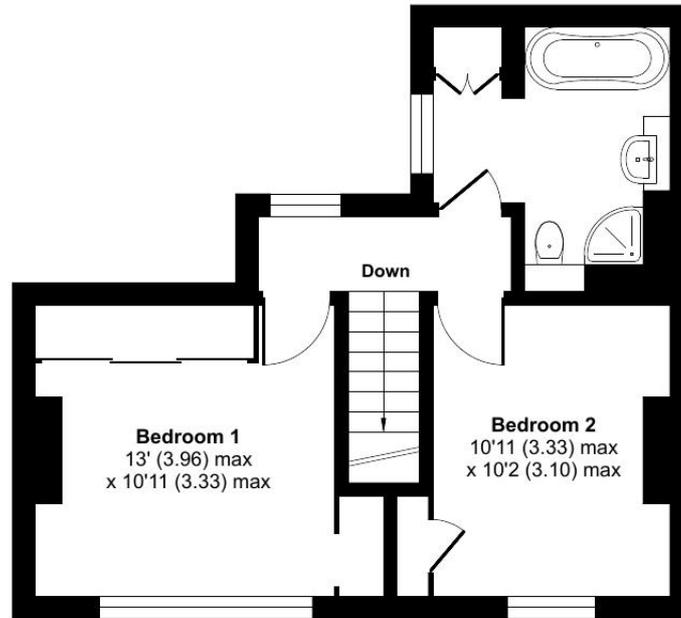
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



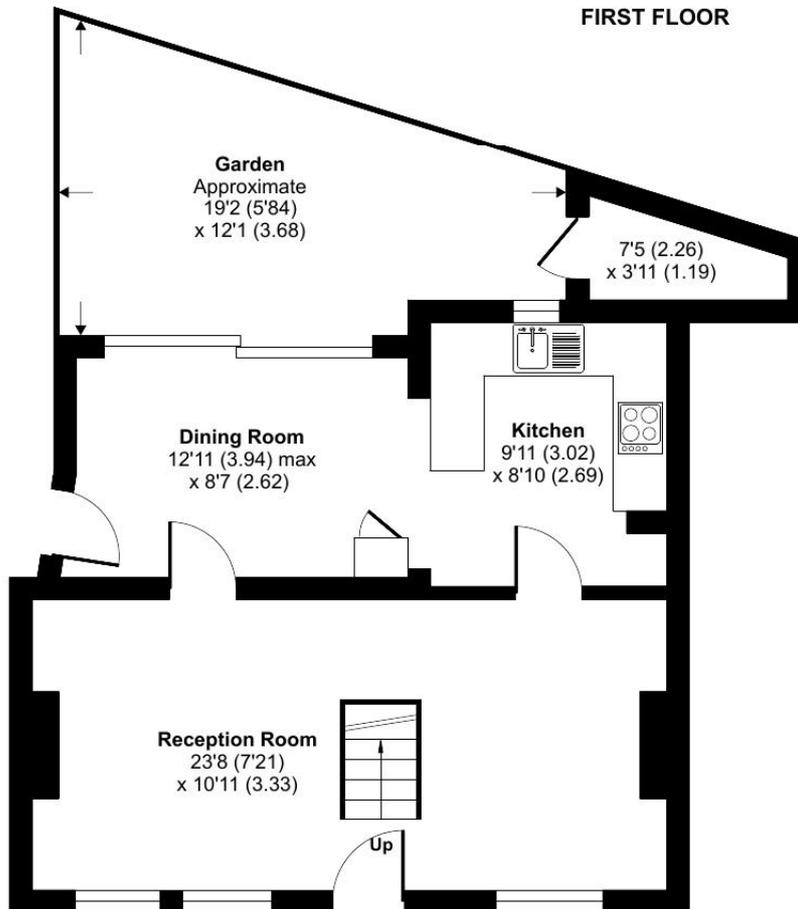
# Straightsmouth, London, SE10

Approximate Area = 864 sq ft / 80.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for John Payne. REF: 832694

Greenwich

02030533033 | greenwich@winkworth.co.uk

**Winkworth**

for every step...

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.