



**SPENCER HOUSE, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £700,000-£725,000 SHARE OF FREEHOLD**

**WE ARE DELIGHTED TO OFFER THIS WONDERFUL, AND RARE TO THE MARKET, TWO BEDROOM SECOND FLOOR CONVERSION FLAT, THAT MEASURES CIRCA 1437 SQUARE FOOT AND IS PART OF THIS ABSOLUTELY STUNNING, GRADE II LISTED, TERRACED PROPERTY.**

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## DESCRIPTION:

Guide Price £700,000-£725,000. We are delighted to offer this wonderful, and rare to the market, two bedroom second floor conversion flat, that measures circa 1437 square foot and is part of this absolutely stunning, Grade II listed, terraced property.

The huge and bright internal space comprises of a lovely, large reception room, which has an open fireplace and leads onto a small rear balcony with pretty views. There is a large and well fitted, double aspect, kitchen breakfast room, two good sized double bedrooms and two bathrooms. Added features include original wooden beams and fireplaces. The main bedroom also has views across London. There is also a vast amount of storage space. Although in good condition, it is worth mentioning that the flat would benefit from modernising.

Spencer House is quietly located on Dartmouth Row, and is arguably one of the best locations in both Greenwich and Blackheath, as it sits on the cusp of both areas, just moments away from the open heath, and indeed Greenwich Park. Both town centres can be accessed easily, plus mainline rail and DLR, at Lewisham is within a five minute walk.

## AT A GLANCE

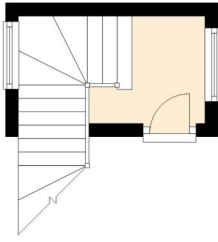
- stunning conversion flat
- circa 1427 square foot
- Grade II listed
- top floor (2nd)
- good condition
- stunning building
- quiet location
- moments from open heath
- excellent storage
- lovely views
- close to rail and DLR





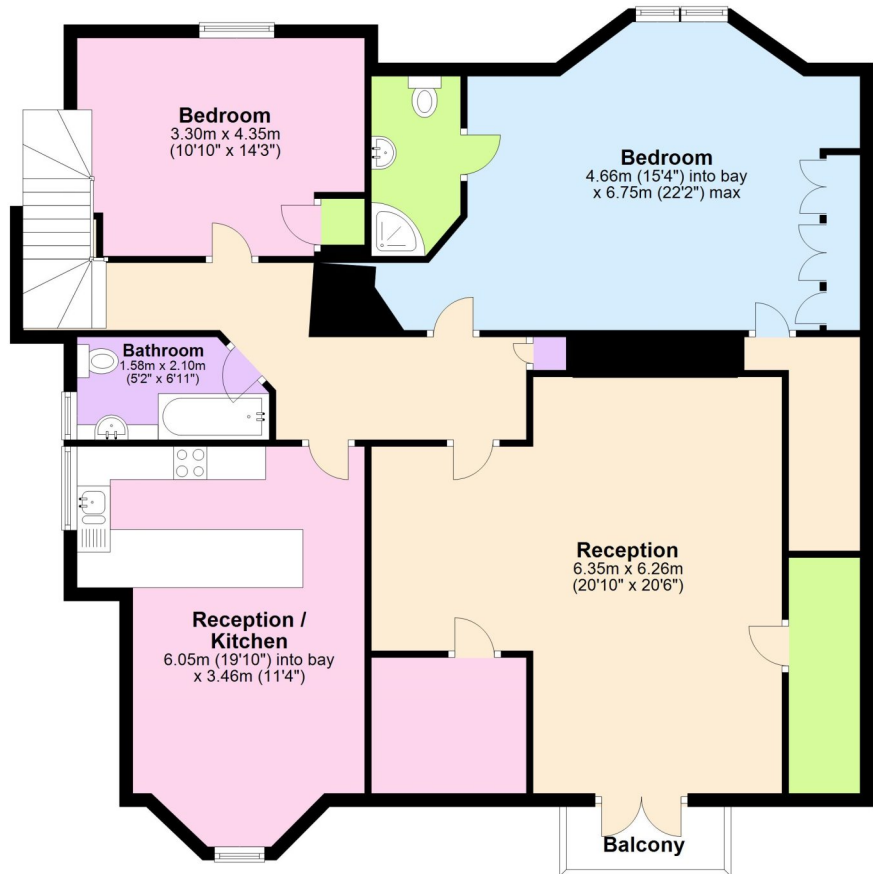


**First Floor**  
Approx. 4.6 sq. metres (49.2 sq. feet)



**Second Floor**

Approx. 133.5 sq. metres (1437.5 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 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.

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