



ASHBURNHAM PLACE, SE10

GUIDE PRICE £1,250,000-£1,300,000 FREEHOLD

A WONDERFUL AND PERFECTLY PRESENTED THREE BEDROOM THREE STOREY GEORGIAN HOUSE (1803) THAT IS LOCATED WITHIN THE HUGELY POPULAR ASHBURNHAM TRIANGLE AND FEATURES A LARGE SOUTH FACING GARDEN.

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DESCRIPTION:

Guide Price £1,250,000-£1,300,000. A wonderful and perfectly presented three bedroom three storey Georgian house (1803) that is located within the hugely popular Ashburnham Triangle and features a large south facing garden.

Comprising on the lower floor, a beautiful 19ft kitchen diner, with tiled flooring, Neff appliances, underfloor heating and double doors leading onto the immaculate, landscaped, garden with outside lighting. There is also a large double bedroom that could also be used as a 2nd reception room. The hall floor features a large and bright through reception room with two marble fireplaces and hard wood flooring. Upstairs there are two further double bedrooms plus a newly fitted shower room and another family bathroom on the half landing. It's also worth mentioning that the house was re-pointed recently PLUS windows and woodwork have been redone.

As mentioned, Ashburnham Place is one of the most desirable roads in Greenwich and is located just moments from mainline rails and DLR. The town centre is also close by, which offers a fantastic array of shops and restaurants, along with riverboat service and of course the Royal Park.

AT A GLANCE

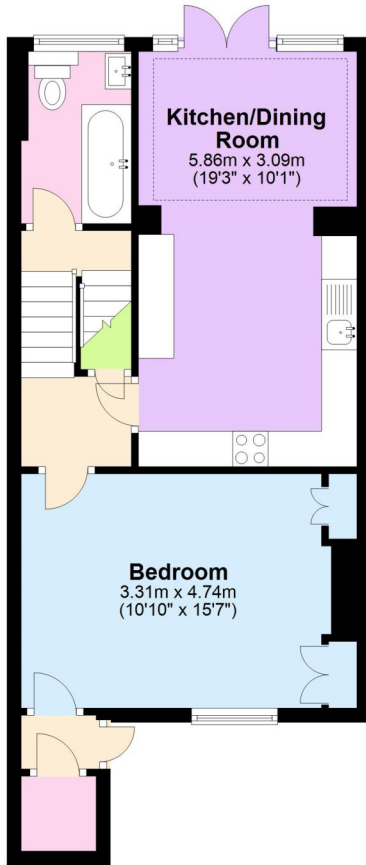
- superb Georgian house
- excellent condition
- three bedrooms
- three storey
- 19ft kitchen diner
- large south facing garden
- two bathrooms
- paved front garden
- Ashburnham Triangle
- Quiet road
- moments from rail and DLR





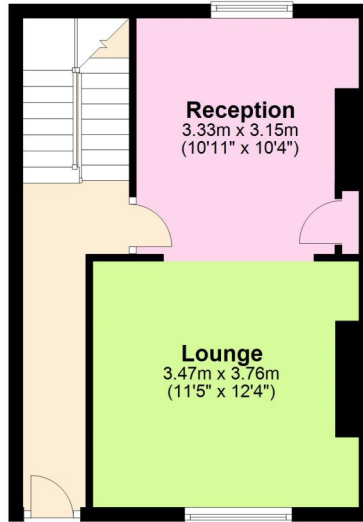
Lower Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



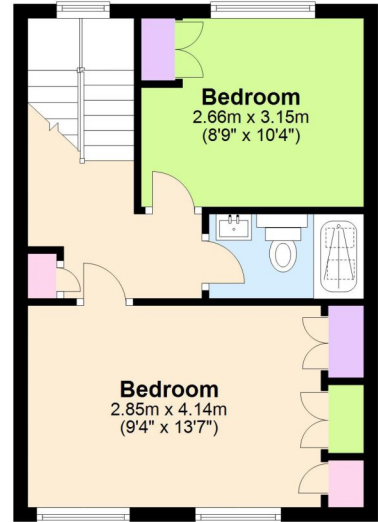
Raised Ground Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 113.8 sq. metres (1225 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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.

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