



Charter Buildings, Greenwich, London, SE10

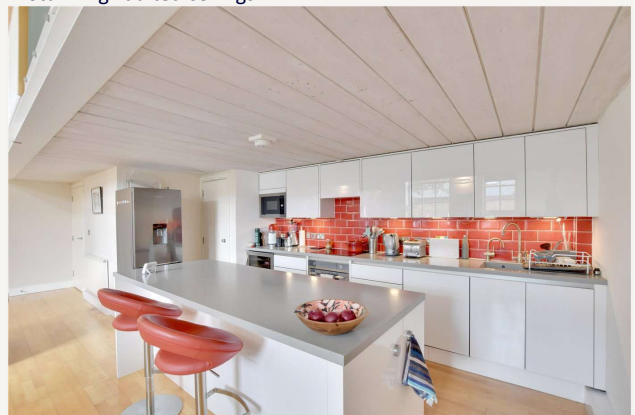
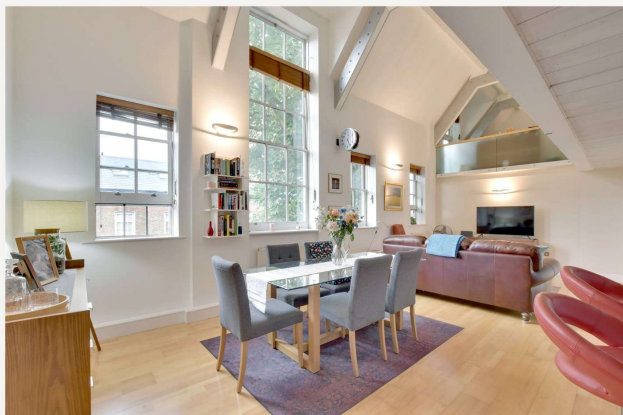


Guide Price £670,000-£690,000 *Leasehold*

An outstanding and completely unique two bedroom split-level warehouse-style conversion, forming part of this former schoolhouse and quietly positioned on Catherine Grove within the hugely popular Ashburnham Triangle. Offering an exceptional 1,166 sq ft of accommodation, this remarkable home combines impressive proportions, striking architectural features and an abundance of natural light, whilst also benefiting from a share of the freehold and a secure off-street parking space.

KEY FEATURES

- Outstanding two bedroom conversion
- Unique warehouse-style accommodation
- Grade II listed former schoolhouse
- Impressive 1,166 sq ft
- Split over two floors
- Off Street Parking
- Stunning vaulted ceilings



Greenwich

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Arranged over the second and third floors, the property is centred around a truly spectacular 25ft reception room, featuring soaring vaulted ceilings, a mezzanine level and enormous windows that flood the space with natural light. The open-plan kitchen is well equipped with a comprehensive range of fitted units, integrated appliances and a superb central island, creating an impressive and highly sociable living space.

The entrance level also provides a generous double bedroom, a wide and welcoming entrance hallway and a well-appointed family bathroom.

A staircase rises to the impressive upper level, where the substantial mezzanine overlooks the reception room below and creates an incredible sense of volume and openness. This floor is dedicated to a superb principal bedroom, complemented by a generous dressing area with fitted wardrobes and a stylish en-suite bathroom.



Perfectly positioned in West Greenwich, Catherine Grove is within easy walking distance of the historic UNESCO-listed Maritime Greenwich town centre, offering an exceptional choice of independent shops, cafés, restaurants and the ever-popular Greenwich Market. The area's renowned attractions include the National Maritime Museum, Cutty Sark and the Old Royal Naval College, whilst the vast open spaces of Greenwich Park and the Royal Observatory are also close by.

Transport links are equally impressive, with Greenwich mainline and DLR stations providing swift connections into central London and beyond, whilst the nearby riverboat service offers an alternative and particularly scenic route into the City and West End.

A genuinely exceptional home, combining warehouse-style living, remarkable volume and character with an enviable West Greenwich location.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 101 years

Service Charge: £3710.58 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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



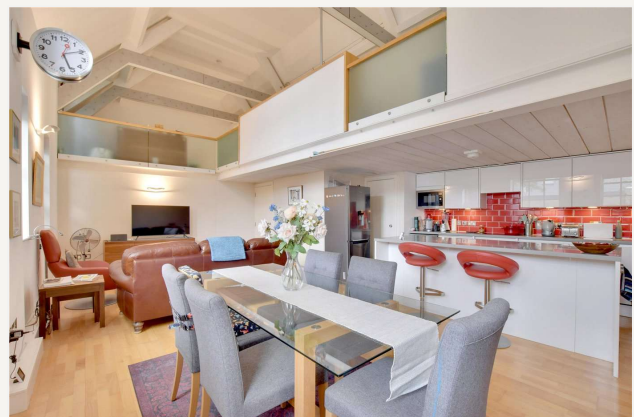
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	63 D
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/CLS220043>

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.

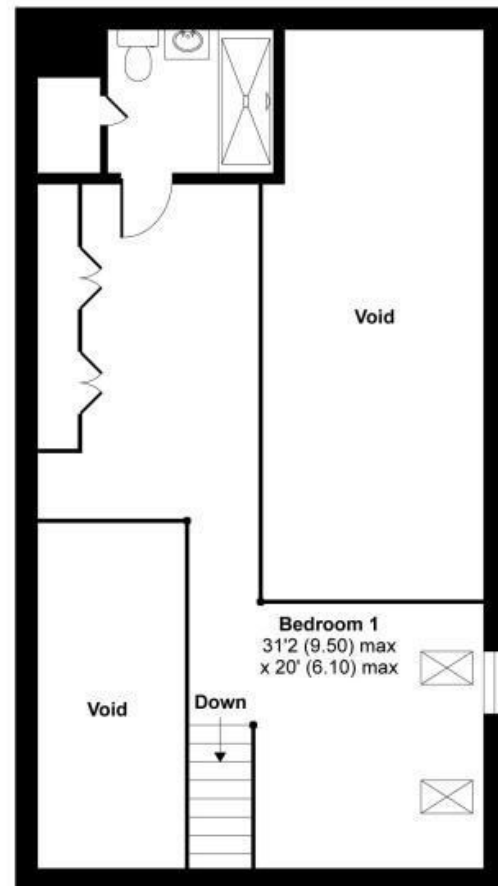


Catherine Grove, London, SE10

APPROX. GROSS INTERNAL FLOOR AREA 1166 SQ FT 108.3 SQ METRES



SECOND FLOOR



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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