



Woolwich Road, Greenwich, London, SE10

Guide £800,000-£825,000 *Freehold*



**** Guide Price £800,000 - £825,000 **** A lovely three storey, Victorian family home that is presented in stunning order throughout and really well located in East Greenwich and within the Halstow School catchment area. Measuring circa 1398 sq ft.

KEY FEATURES

- stunning Victorian family home
- immaculate condition
- three storey including loft conversion
- circa 1398 sq ft
- four/five bedrooms
- reception and large kitchen/diner
- south facing paved garden



Greenwich

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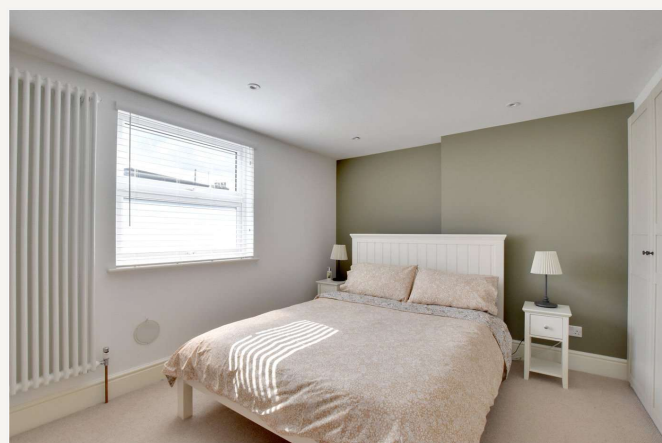
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With loft conversion and recently redecorated, the accommodation briefly comprises of four to five bedrooms, with the fifth room being either a smaller guest room or study. There is a lovely reception on the ground floor with feature fireplace and bespoke window shutters and a large kitchen diner to the rear which in turn leads via French doors onto a south facing paved and newly landscaped garden, which incorporates a large shed. There are two beautiful family bathrooms, a separate WC on the ground floor and plenty of storage.

As mentioned, the property is located in East Greenwich. Not only is it within the catchment for Halstow School, it's also just moments away from the local Pleasaunce and then a short walk to The Royal Park, with its Observatory. The town centre is close by, offering a superb array of shops and restaurants, along with mainline rail, riverboat service and DLR.



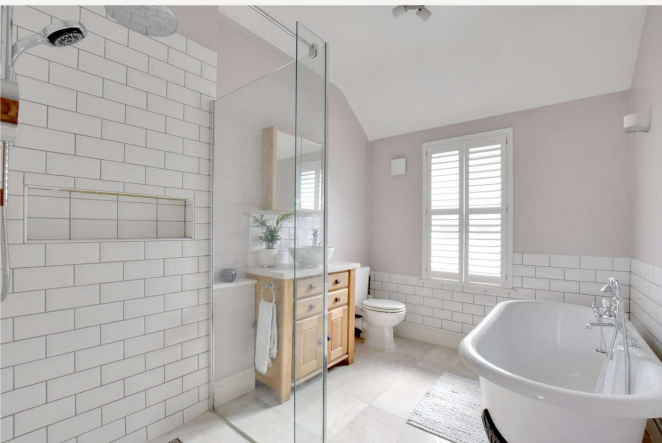
MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: C
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	63 D	73 C
39-54	E		
21-38	F		
1-20	G		



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



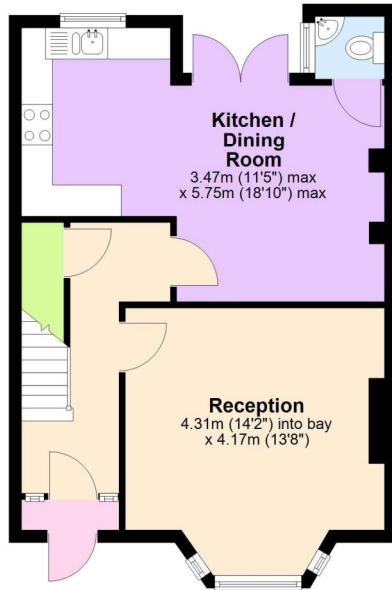
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



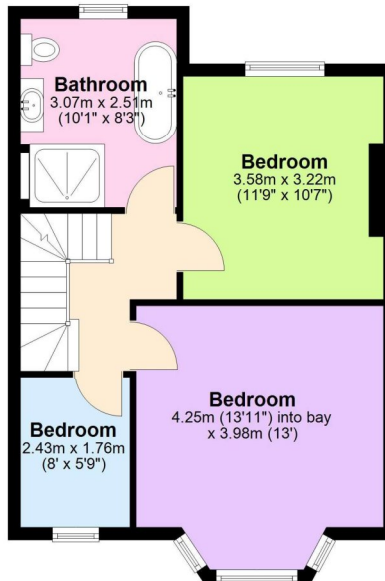
Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



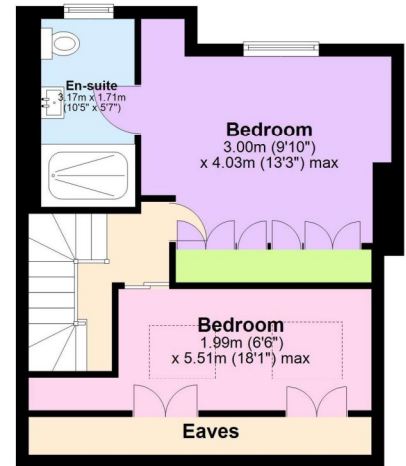
First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Second Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)

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