



## Woolwich Road, Greenwich, London, SE10

£900,000 *Share of Freehold*

4  1  2 

This superb three-storey maisonette forms part of an imposing Victorian semi-detached house and is ideally located in the heart of East Greenwich. Measuring an impressive 1,176 sq ft, the property offers generous and versatile accommodation comprising four bedrooms, two bathrooms, private front and rear gardens, and gated off-street parking.

### KEY FEATURES

- Three-storey Victorian maisonette
- 1,176 sq ft of space
- Four double bedrooms
- Two bathrooms
- 16ft reception room
- Kitchen with garden access
- Private front and rear gardens



**Greenwich**

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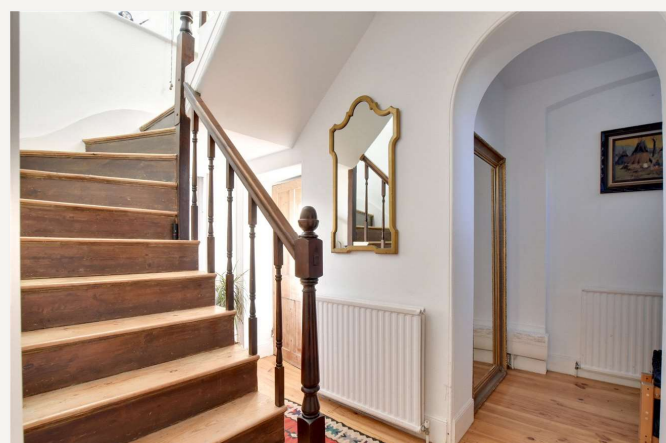


The accommodation begins on the raised ground floor with a welcoming entrance lobby leading into a bright and spacious 16ft reception room, featuring high ceilings and attractive hardwood flooring. Double doors open into the kitchen, creating a sociable layout ideal for family living and entertaining. This level also benefits from a family bathroom and direct access to the rear garden.

The upper two floors provide four well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room, offering flexible accommodation for families or those working from home.

The location is excellent. The property falls within the catchment area for Halstow Primary School and, along with Westcombe Park mainline rail, the picturesque Greenwich Pleasaunce is moments away. Local shops and amenities are close at hand, while the O2 Arena—with its wide selection of shops, restaurants and world-class entertainment—is nearby. Charlton Retail Park, featuring a large M&S and Sainsbury's, is a short walk away.

Historic Greenwich town centre is also within easy reach, offering an array of shops, cafés, restaurants and its famous market, along with excellent transport links including mainline rail, DLR and riverboat services. The Royal Greenwich Park and its iconic Observatory are just a short walk away, completing the appeal of this exceptional home.





MATERIAL INFORMATION

Tenure: Share of Freehold  
Term: 100 year and 0 months  
Service Charge: tbc  
Ground Rent: NA  
Council Tax Band: B  
EPC rating: E  
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: 10a has easement for access from gate to SW corner of house  
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

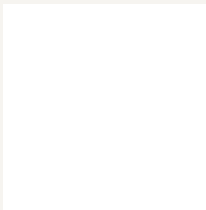
Flooding:  
Has the property flooded in the last 5 years: Property has not flooded in the last five years  
Last flood date:  
Does the property have flood defences: Property does not have flood defences  
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



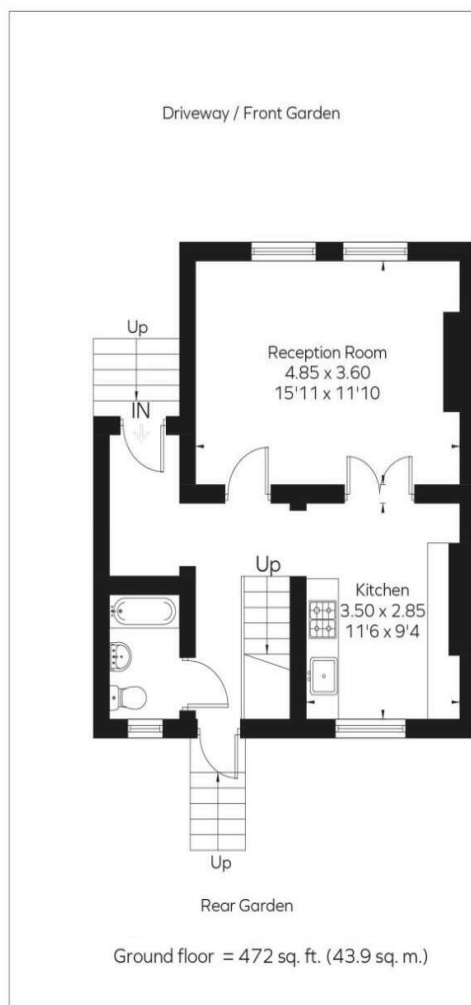
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





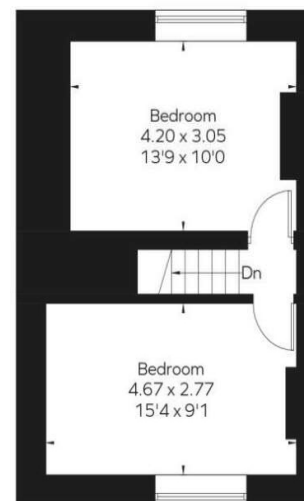
Raised Ground Floor

Approximate Gross Internal Area  
Total = 1176 sq. ft. (108.9 sq. m.)



First floor = 391 sq. ft. (36.3 sq. m.)

First Floor



Second floor = 313 sq. ft. (29.1 sq. m.)

Second Floor

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