



Hyde Vale, Greenwich, London, SE10

£1,600,000 *Freehold*

A beautifully presented four-bedroom mock Georgian style townhouse, arranged over four floors and extending to approximately 1,666 sq ft, positioned on one of West Greenwich's most coveted roads.

4 2 2

KEY FEATURES

- four bedroom family home
- Neo-Georgian
- superb condition
- circa 1,666 sq ft
- outstanding West Greenwich location



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The current owners have enhanced the house superbly, with tasteful finishes throughout including recently installed bespoke windows and bespoke radiator covers, feature radiators and double glazed timber-framed sash windows, creating a home that feels both elegant and effortlessly liveable and fitted cupboards in the entrance hall.

On the ground floor there is an excellent guest bedroom / additional reception (ideal for visiting family or older children wanting their own space), alongside a striking family bathroom with a roll-top bath and beautiful detailing.

The first floor is set up perfectly for day-to-day living and entertaining, with a generous kitchen and dining area offering excellent storage and worktop space, and a lovely sense of light and flow.

The second floor provides a spacious reception room, a calm and comfortable space to unwind, with a further bedroom that works perfectly as a nursery, home office or guest room.

On the top floor are two further bedrooms, including the principal bedroom with fitted wardrobes, served by a smart shower room with a bath.

Outside, the house enjoys a paved front garden, and to the rear a private garden with terrace seating and planting, plus steps up to an additional raised area – ideal for outdoor dining and summer evenings (the steps are communal with the adjoining property).

A genuinely impressive home in a prime Greenwich setting, beautifully presented and ready to move straight into.

Hyde Vale is one of the most sought after roads in West Greenwich and located extremely close to Greenwich Park and town centre. Greenwich is the home of Greenwich mean time and the meridian line and one of London's prettiest locations. It maintains a quaint rural village feel and is steeped in history from the Old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are fantastic transport links, including tube, DLR, mainline rail, bus, riverboat, foot tunnel and cable car. The area is mere minutes from Canary Wharf, the city and central London; just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is close by along with a huge selection of shops at Greenwich Peninsula as are the bars, restaurants, boutique shops and farmers market of Blackheath village.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: C

Is the property listed: Property is not listed

Utilities: Mains

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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

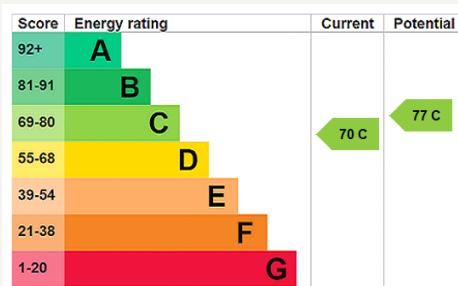


Flooding:

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



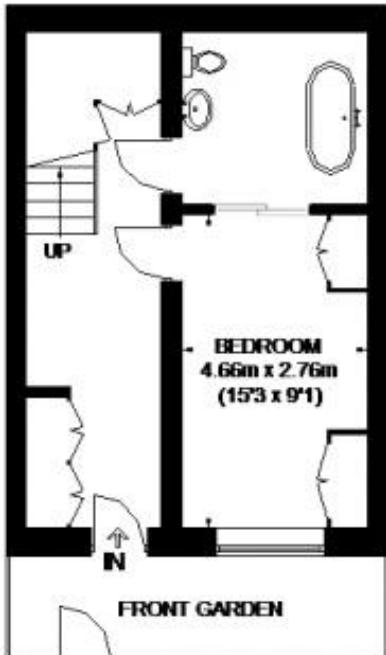
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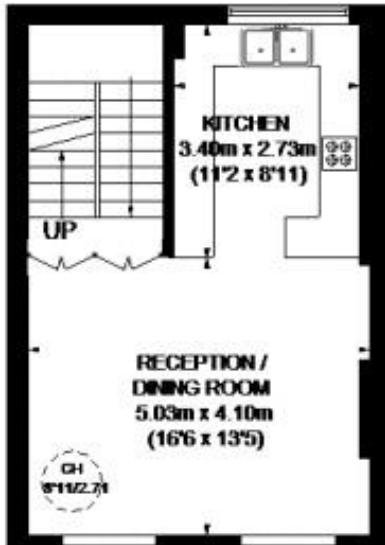
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

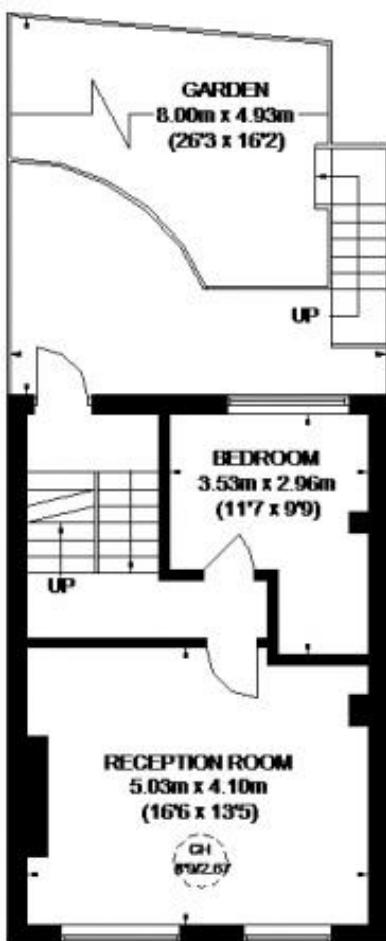




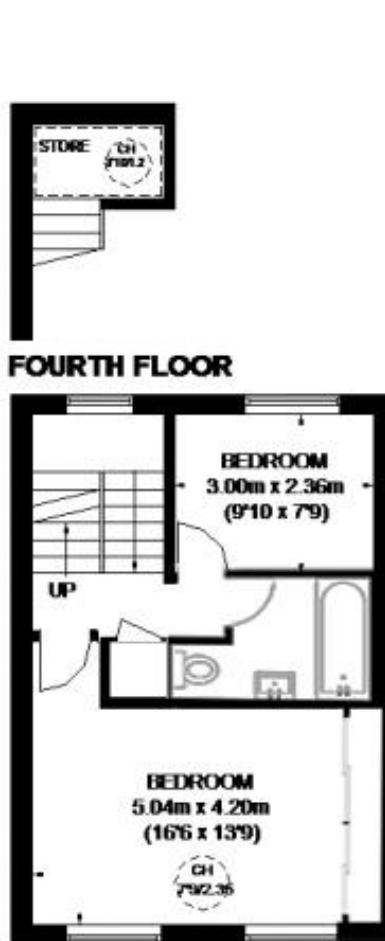
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / STORE)
GROUND FLOOR = 401 SQ. FT. (37.3 SQ. M.)
FIRST FLOOR = 410 SQ. FT. (38.1 SQ. M.)
SECOND FLOOR = 412 SQ. FT. (38.3 SQ. M.)
THIRD FLOOR = 410 SQ. FT. (38.1 SQ. M.)
FOURTH FLOOR = 10 SQ. FT. (0.9 SQ. M.)
REDUCED HEADROOM / STORE
23 SQ. FT. (2.1 SQ. M.)
TOTAL = 1666 SQ. FT. (154.8 SQ. M.)

= CEILING HEIGHT

= SKYLIGHT / ROOF WINDOW

= REDUCED HEADROOM BELOW 1.5M / 5ft

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