



## Hyde Vale, Greenwich, London, SE10

£1,600,000 *Freehold*

4  2  2 

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.

### KEY FEATURES

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



**Greenwich**

0203 053 3033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)

**Winkworth**

for every step...





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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

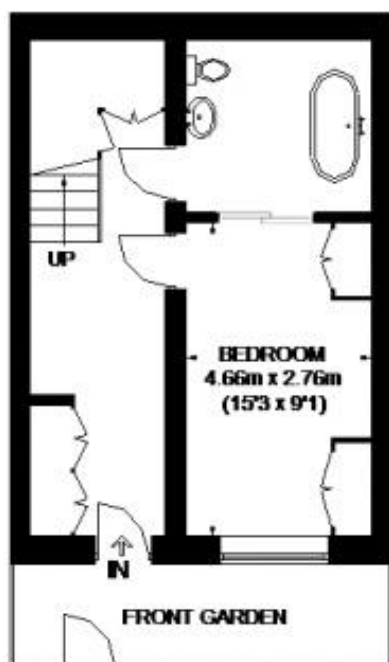
For more information, scan the QR code or visit the link below



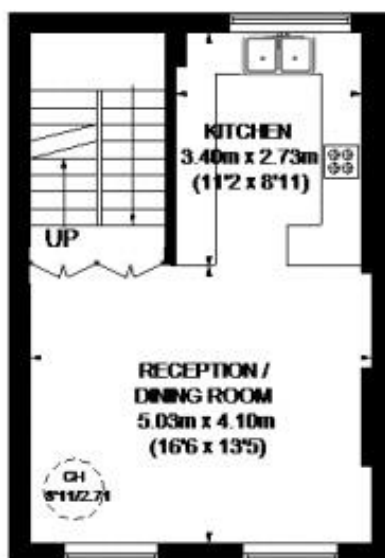
<https://www.winkworth.co.uk/sale/property/BLA250752>

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.

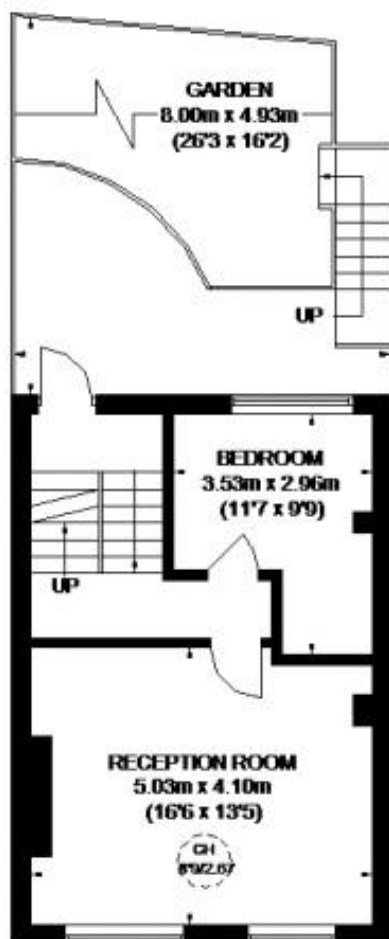




**GROUND FLOOR**



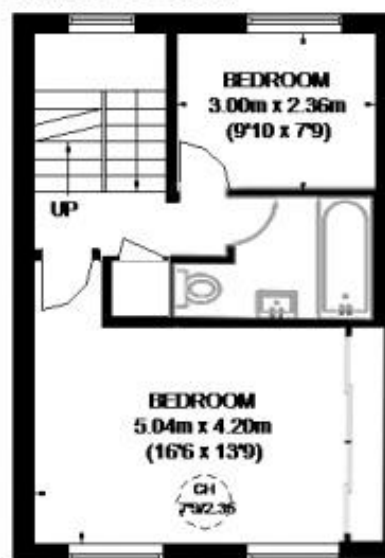
**FIRST FLOOR**



**SECOND FLOOR**



**FOURTH 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 / 5'0"

**Greenwich**

0203 053 3033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.