



Mauritius Road, Greenwich, London, SE10

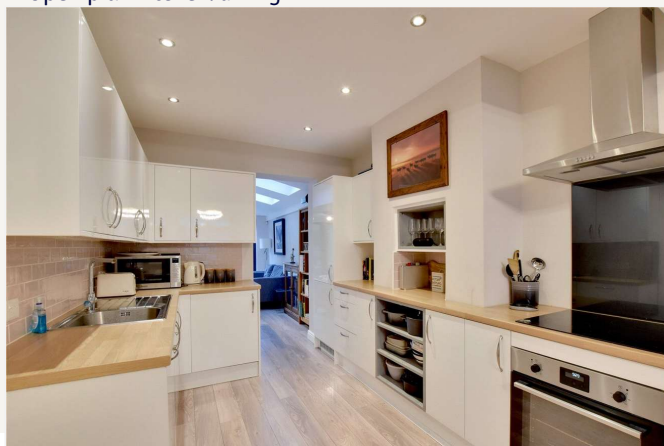
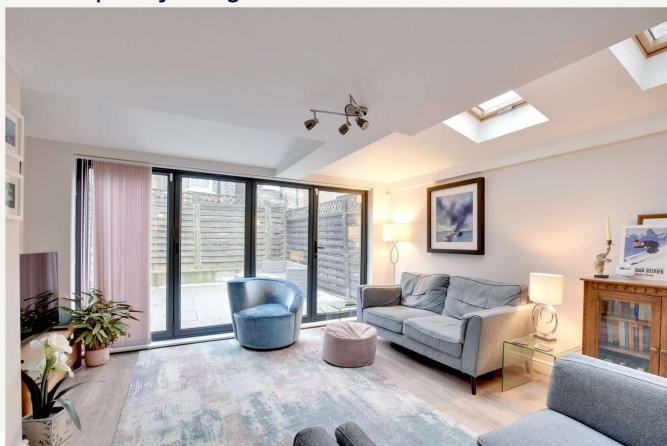
£800,000 *Freehold*



This wonderful mid-terraced Victorian family home is presented in superb condition throughout and has been beautifully extended to both the rear and the loft, creating a generous four-bedroom, two-reception property measuring approximately 1,218 sq ft. Quietly located at the foot of the North Greenwich Peninsula and moments from the river footpath, the house perfectly blends period charm with contemporary living.

#### KEY FEATURES

- Mid-terraced Victorian family home
- Four bedrooms, two receptions
- Extended rear and loft
- Approx. 1,218 sq ft
- Quiet North Greenwich location
- Moments from the river
- Open-plan kitchen/dining



Greenwich

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The accommodation begins with an elegant front reception room featuring bespoke window shutters, which flows seamlessly into a stylish open-plan kitchen. The kitchen is particularly well fitted, with a comprehensive range of integrated white goods and ample storage. To the rear, a fabulous extended reception provides an impressive family and entertaining space, enhanced by hardwood flooring, skylights and bi-fold doors opening directly onto the garden. A convenient guest WC completes the ground floor.

On the first floor are two well-proportioned bedrooms and a large family bathroom located to the rear. The converted loft space adds two further bedrooms, including a principal bedroom with en-suite shower room, along with useful eaves storage.



Externally, the rear garden is attractively paved with flower borders, offering an easy-to-maintain and tranquil outdoor space.

Mauritius Road is ideally positioned just moments from the river and close to The O2 Arena with its world-class music venue, shops and restaurants, as well as the Jubilee Line and Emirates Air Line cable car. Nearby UNESCO-listed Greenwich offers a vibrant town centre with a wide variety of shops, restaurants and Greenwich Market, together with mainline rail, DLR and riverboat services. The beautiful Royal Greenwich Park and its historic Observatory are also close at hand, making this an exceptional family home in a highly sought-after location.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** To be confirmed

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains Supply

**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply

**Mobile signal:**

### 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

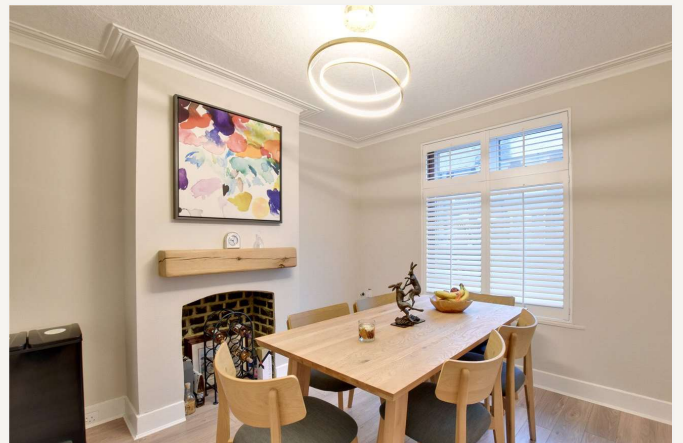
### Flooding:

**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

**Is object modified:** False



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



<https://www.winkworth.co.uk/sale/property/GRE250272>

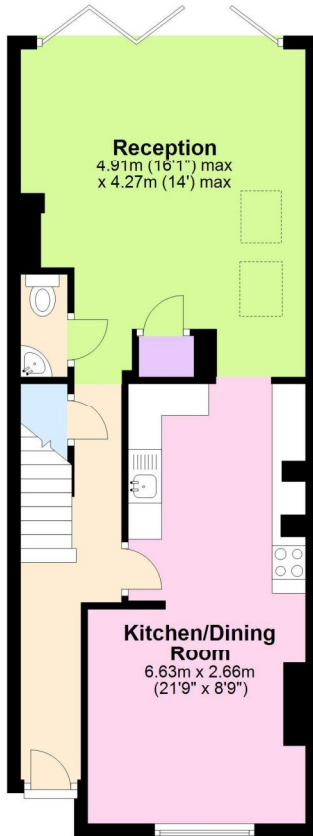
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





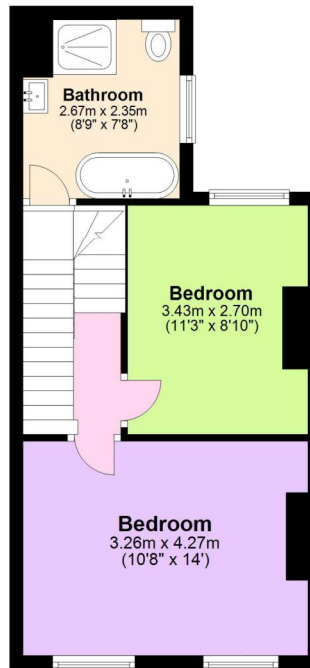
### Ground Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



### First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



### Second Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 113.2 sq. metres (1218.3 sq. feet)

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