



CROOMS HILL, GREENWICH, LONDON, SE10
£3,000,000 FREEHOLD

A WONDERFUL OPPORTUNITY TO PURCHASE THIS RARE GEM OF A PROPERTY, LOCATED IN WEST GREENWICH AND DIRECTLY FRONTING THE ROYAL PARK. THIS GRAND, DOUBLE FRONTED, GRADE 2 LISTED TOWNHOUSE, BUILT IN THE STUART PERIOD, (EARLY 1700S) IS SIMPLY BREATHTAKING.

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DESCRIPTION:

A wonderful opportunity to purchase this rare gem of a property, located in West Greenwich and directly fronting the Royal Park. This grand, double fronted, Grade 2 listed townhouse, built in the Stuart period, (early 1700s) is simply breathtaking. Featuring six bedrooms, three reception rooms, three bathrooms and a fabulous 52ft east facing garden.

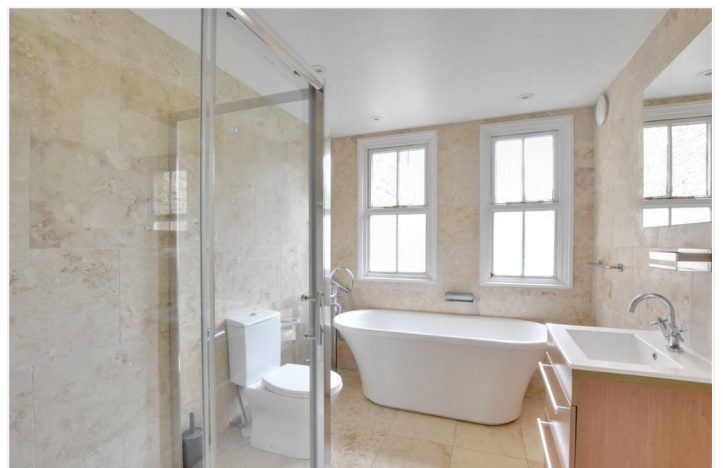
Set over four floors and offering around 3,000 square feet of accommodation, it blends period charm with luxurious living. The main living space on the lower ground floor spans a stunning 26ft and comes complete with a central island, quartz worktops, and integrated appliances. There's a beautifully finished bathroom just off this space, which is ideal for guests or busy mornings.

On the ground floor there's an elegant day room or formal dining room and the drawing room is just spectacular — natural light pours through the shuttered sash windows, and the panel detailing is immaculate. There's even space for a playroom, giving this home real family flexibility.

Head upstairs to the first floor and you'll find original wall panelling, elegant fireplaces, and soaring ceilings. The principal suite on the first floor is something else, with window shutters, window seats, fireplace, and its own dressing room that flows into a travertine-tiled ensuite bathroom. The upper floor offers four further bedrooms, and a third bathroom. All the rooms are a great size plus there's a flexible space that could be a home office, nursery, or second dressing room.

The views from the top floor are fantastic and straight across Greenwich Park, the oldest royal park in the country - home to the Queens house, the Royal Observatory, and the National Maritime Museum which all form part of this UNESCO world heritage site, so it's hard to believe you're just minutes from central London.

Crooms Hill in West Greenwich is one of London's most iconic historic streets. Located moments from the DLR, Greenwich Station, the foot tunnel to canary wharf, the Cutty Sark, and of course the Thames — a location perfect for commuting or weekend strolls.





Crooms Hill

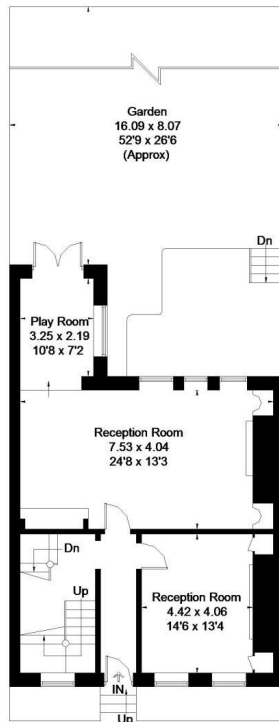
Approximate Gross Internal Area = 207.7 sq m / 2236 sq ft
Basement = 74.3 sq m / 800 sq ft
Total = 282 sq m / 3035 sq ft



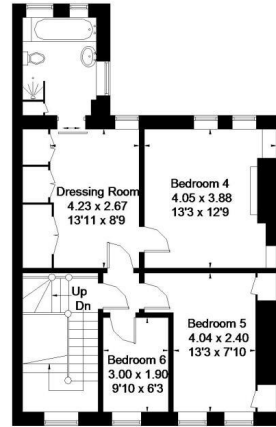
= Reduced headroom below 1.5m / 5'0"



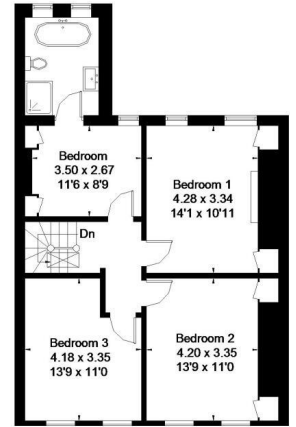
Basement



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 150825

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Freehold
Council Tax Band: H

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