



GUILDFORD GROVE, GREENWICH, LONDON, SE10
GUIDE PRICE £1,400,000-£1,450,000 FREEHOLD

A STUNNING THREE BEDROOM PERIOD FAMILY HOME THAT, MEASURES CIRCA 1500 SQ FT, AND HAS BEEN FULLY RENOVATED AND EXTENDED BY THE CURRENT OWNERS TO AN EXCEPTIONALLY HIGH STANDARD! LOCATED ON THIS QUIET ROAD IN WEST GREENWICH, JUST MOMENTS FROM RAIL AND DLR.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Guide Price £1,400,000-£1,450,000. A stunning three bedroom period family home that, measures circa 1500 sq ft, and has been fully renovated and extended by the current owners to an exceptionally high standard! Located on this quiet road in West Greenwich, just moments from Rail and DLR.

In beautiful condition throughout, the property briefly comprises a huge and extended 37ft kitchen living room on the lower level, with an IQ glass roof to the rear and German Schuco bi-fold doors to the garden. The kitchen area is Nobilia fitted with a large central island and fitted Neff and Siemens appliances, including a Bora extraction hob. This floor also has polished concrete floors and 2 Zone underfloor heating. There is also a small utility room and a separate WC. Upstairs there is a further reception room with a working fireplace and three double bedrooms. Both bathrooms are in stunning order and feature electric underfloor heating. To the rear is a landscaped north westerly facing garden. There is power, lighting and water to both front and rear gardens. Additional features include double glazing throughout, CAT6 wiring, Valliant boiler system and Nestsmith wardrobes to the master bedroom, plus RAKO smart lighting controls and auto-mist fire protection system, both on the lower ground floor.

Guildford Grove is widely considered one of the best roads in West Greenwich, and forms part of the hugely desirable Ashburnham Triangle. As mentioned, mainline rail is just moments away, as is the town centre, which offers a fantastic array of shops and restaurants, along with DLR, riverboat service, Greenwich market and of course The Royal Park, with its Observatory. Your earliest viewing is highly recommended.

AT A GLANCE

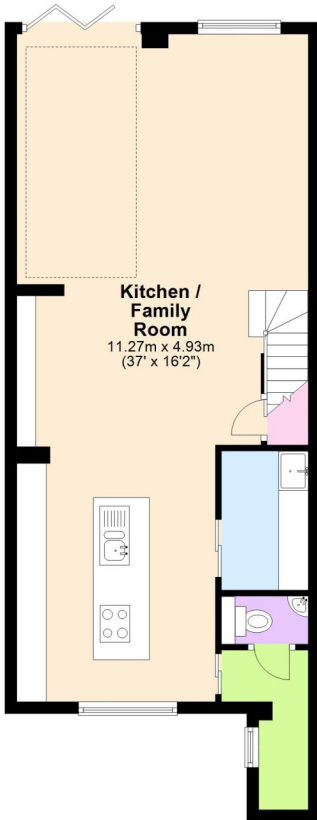
- stunning Georgian house
- three bedrooms
- three storey
- fully refurbished
- extended lower level
- beautiful landscaped garden
- spectacular 37ft kitchen/diner
- two beautiful bathrooms
- two loft spaces
- separate WC and utility room
- Ashburnham Triangle





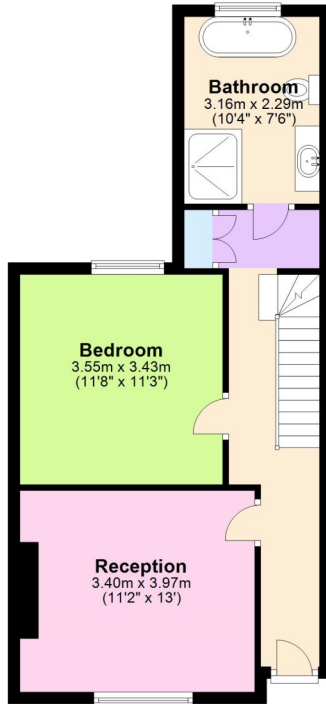
Lower Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



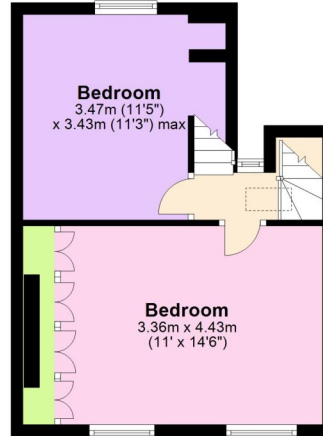
Raised Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



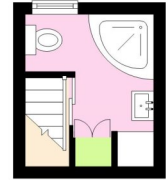
First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Second Floor

Approx. 5.6 sq. metres (60.1 sq. feet)



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)

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.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

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.