



**GREENWICH PARK STREET
GREENWICH SE10**





A stunning four storey modern terrace house situated in a sought-after street adjacent to the Royal Park.

The house has been finished to the highest order throughout by the current owners. The stylish, contemporary finish compliments the character of the house, yet it still retains all of the charm.

The accommodation offers skilled craftsmanship with new oak flooring throughout the property, extensive paintwork on all doors, doorframes, ensuite bathroom and all staircases. The top floor offers two double bedrooms with triple glazed sound proof sash windows and bespoke custom-made built-in wardrobes. First floor also has two double bedrooms with triple glazed sound proof sash windows and bespoke custom-made built-in wardrobes, ensuite shower room to the master bedroom and a separate family bathroom.

On the ground floor, there is a 22'0 reception room from front to back which offers a custom-built gas fireplace and media wall, which leads onto a balcony and a separate shower room. Leading down to the lower ground floor, comes a stunning kitchen which benefits from a large island, dining area and utility room. Opens onto a landscaped garden to rear.

The property is well located for Maze Hill mainline station, a short walk to Greenwich for the mainline and DLR stations, Royal Greenwich Park, close to schools and historic Greenwich.

- 4 Double bedrooms
- 3 Bathrooms
- Modern four storey house
- Close to Royal Greenwich Park
- Walk to Greenwich DLR and mainline stations
- Ample storage throughout
- Landscape garden & balcony
- Custom built shed
- Beautifully presented throughout
- EPD: D

PRICE
£1,250,000

GROSS INTERNAL AREA
Approx. 1,764 sq ft (163.4 sq m)

LOCAL AUTHORITY
Royal Borough of Greenwich



Greenwich Park Street, SE10

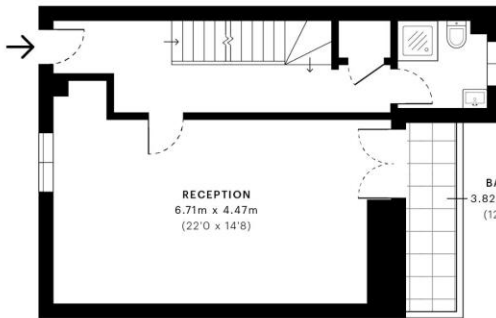
CAPTURE DATE
11/10/2019

LASER SCAN POINTS
58,602,059

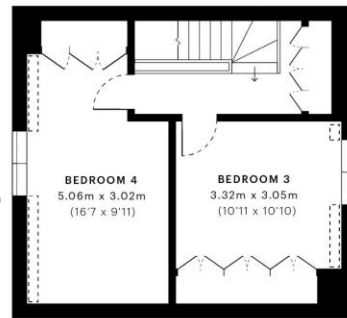
GROSS INTERNAL AREA
163.9 Sqm / 1764.3 Sqft



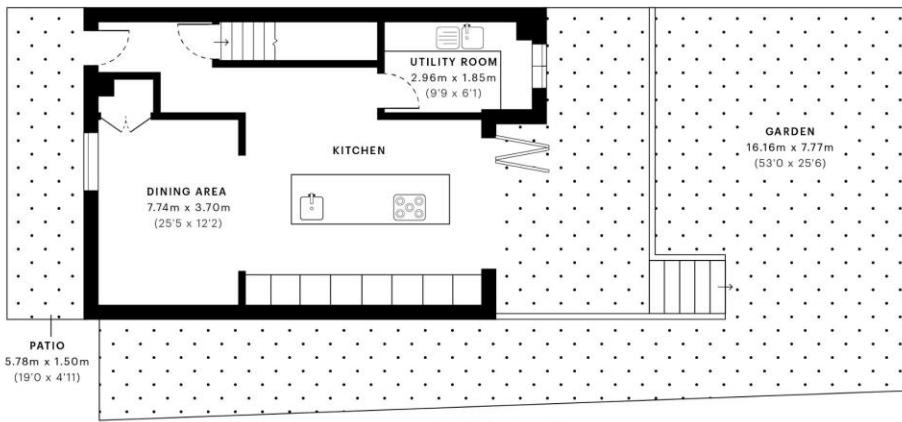
— First Floor



— Ground Floor



— Second Floor



— Lower Ground Floor

GROSS INTERNAL AREA
The footprint of the property
163.9 Sqm / 1764.3 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
146.5 Sqm / 1577.1 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.7 Sqm / 40.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
159.4 Sqm / 1715.8 Sqft

IPMS 3C RESIDENTIAL
150.6 Sqm / 1621.5 Sqft

SPEC ID
5d94c57556df980a41cd2a2d



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