



CONDUIT HOUSE HYDE VALE WEST GREENWICH SE10 8HW



GUIDE PRICE £345,000 LEASEHOLD

A good size top floor apartment forming part of this well maintained 1930 mansion block, situated in an enviable position at the top of Hyde Vale overlooking the Heath close to Greenwich Royal Park. The property benefits from being equal distance to both Blackheath and Greenwich Villages providing a selection of wine bars and restaurants and with Greenwich providing access to Canary Wharf via Docklands Light Railway Station at the Cutty Sark. The accommodation briefly comprises:-

TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS
LIFT SERVICE
ENTRY PHONE SECURITY SYSTEM
COMMUNAL GARDENS
NO ONWARD CHAIN

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

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Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Conduit House Hyde Vale West Greenwich SE10**G/DN/PD/17/06/08**

Entrance to:-

Ground Floor Level via:-



Glazed communal entrance door with entry phone system to well maintained and impressive communal entrance hall with wide sweeping staircase and lift service to top floor.

Own part glazed hardwood door to:-

Entrance Hall

Approximately 34' in total, radiator, two built-in storage cupboards.



Bedroom 1

13'10 x 10'6 multi pane casement window, radiator.

Bedroom 2

10'6 x 7'5 multi pane casement window, double radiator.



Dining Room

14'1 x 9' multi pane glazed double doors from hallway, casement windows with views over the Heath, open fireplace, radiator, laminate wood effect flooring, open plan walk around chimney breast to:-



Living Room

14'1 x 10'1 casement window with views over the Heath, double radiator, laminate wood effect flooring.

Bathroom

A casement window, three piece suite comprising low level WC, ceramic wash hand basin, paneled enclosed bath with tiled splashbacks and wall mounted Aqualisa 'power shower', shaver point, heated towel rail.



Kitchen/Breakfast Room

16'10 x 7' approximately, casement window, fitted with a range of base and wall units with roll edge work surfaces and tiled splashbacks, wall mounted combination boiler for gas central heating and hot water, integral stainless steel electric oven, gas hob and extractor hood, plumbing for slim line dishwasher and automatic washing machine, ceramic Butler sink units with mixer tap, two original 1930s floor to ceiling built-in storage cupboards, original tiling, door to side accessing service stairs, entry phone security system.

Outside

Ad hoc off street car parking.

VIEWING

By prior appointment please through Vendors Sole Agents John Payne Greenwich Branch, 227 Greenwich High Road, SE10 8NB on 020 8858 9911 or e-mail us on greenwich@johnpayne.co.uk

TENURE

Leasehold. Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. We are given to understand that the lease has an unexpired term in the region of 114 years. These particulars and any other related information should be verified by the purchasers' solicitors prior to making a commitment to purchase.

PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not inspected the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase.

