



EARLSWOOD STREET GREENWICH SE10

PRICE £379,950 FREEHOLD

A beautifully presented and very attractive brick fronted two double bedroom Victorian cottage set within a terrace of similar properties, only a short walk from Maze Hill mainline station and within a half a mile radius of Greenwich Royal Park and historic Greenwich Village with its many restaurants, wine bars and craft markets together with easy access to Canary Wharf via Cutty Sark DLR station.

- Two Double Bedrooms
 - Open Plan Living/Dining Room
 - Fitted Kitchen
 - Modern Bathroom Suite
 - Well Maintained Garden
 - Early Viewing Highly Recommended by the Owners
- Sole Agents

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not 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.

Earlswood Street, Greenwich, SE10 9ET

GROUND FLOOR

ENTRANCE

Via porch and part glazed door to:-

ENTRANCE LOBBY

Radiator, hatch providing access to under floor full length cellar style storage area, hardwood door to:-

OPEN PLAN LIVING/DINING ROOM

Arranged as two distinct areas and measured as such.

LIVING AREA

13' x 10'4 (maximum) Sash window to front, radiator, built in cupboards and shelving in recesses, ceiling coving.

DINING AREA

13' x 12'1 Sash window to rear, radiator, built in cupboards and shelving in recesses and ceiling coving.

KITCHEN

10'1 x 8' Window to flank, fitted with a range of base and wall units with ample worktop surfaces, integral stainless steel gas hob, electric oven and extractor hood over, one and a half bowl stainless steel sink unit with mixer taps, plumbing for automatic washing machine and dishwasher, space for fridge freezer, part tiled walls, tiled flooring.

INNER LOBBY

Tiled flooring, built in cupboard housing combination boiler for gas central heating and hot water, part glazed door to garden and door to bathroom

BATHROOM

8' x 6'4 Obscure window to rear, modern white three piece suite comprising tiled panelled enclosed bath with shower attachment and screen, pedestal wash hand basin, low flush WC, fully tiled walls, tiled flooring, radiator, extractor fan.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE

13' x 10'5 Two sash windows to front, radiator, ceiling coving, built in cupboard.

BEDROOM TWO

10' x 9' Sash window to rear, built in cupboard, radiator, shelving in recess, ceiling coving.

OUTSIDE

Small fenced front area with space for wheelie bins. Well maintained fenced rear garden, part lawned and part paved for seating area, variety of plants and shrubs, raised border, side return with garden shed.

TENURE : FREEHOLD

Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

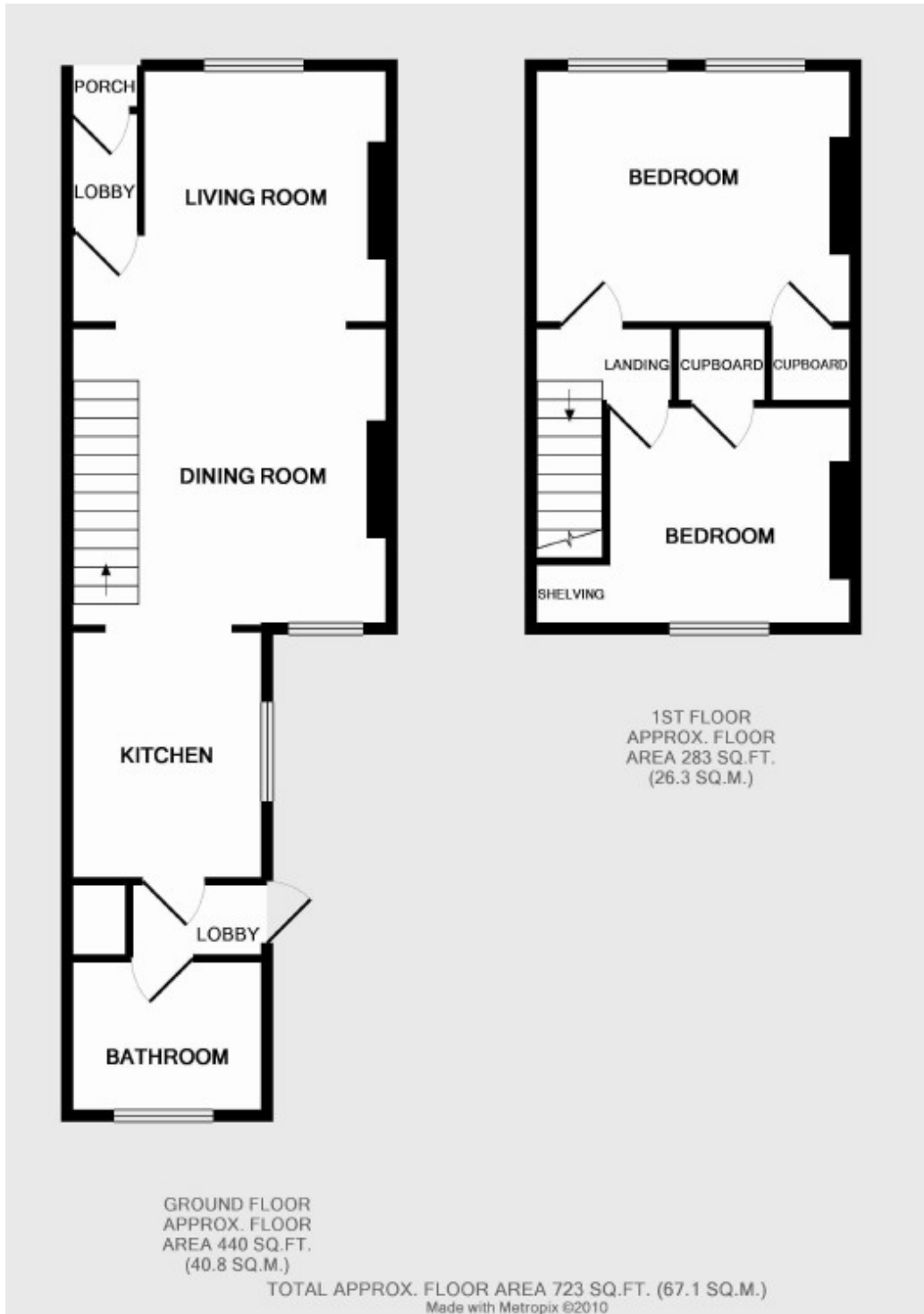
LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

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

Floorplan



Energy Performance Certificate

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	58
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined 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. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Earlswood Street Greenwich SE10

