

GREENWICH SOUTH STREET WEST GREENWICH SE10



PRICE £349,500 FREEHOLD

An unusual and quirky period house arranged over four floors, three of which offering residential accommodation with two cellar rooms at basement level. Conveniently located for all local amenities being only a short walk from Greenwich mainline and DLR stations with Greenwich Royal Park and Historic Greenwich Village a little further.

- Two Bedrooms
- 12'2 x 9'10 First Floor Bathroom
- 16'9 x 14'2 Living Room
- Kitchen/Integral Appliances
- Conservatory
- 30' Rear Garden
- Many Period Features
- No Forward Chain

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

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.

Greenwich South Street, West Greenwich, SE10 8NX

TOP FLOOR

BEDROOM

15'5 x 10'9 Approximately. Two multi-pane sash windows to front, double radiator, cast iron fireplace, built-in cupboards and shelving, recesses, wall light point, sanded and polished flooring, stripped pine door.

FIRST FLOOR

BEDROOM

15'5 x 10'9 Approximately. Two multi-pane sash windows to front, built in cupboards in recesses, cast iron fireplace, sanded and polished flooring, single radiator, stripped pine door.

BATHROOM

12'2 x 9'10 Approximately. Obscure window to rear, white three piece suite comprising panelled enclosed bath with curtain surround and tiled splash back, pedestal wash hand basin, low flush WC. Access to loft space, built-in cupboards, one housing wall mounted combination boiler for gas central heating and hot water, double radiator, sanded and polished flooring, stripped pine door.

GROUND FLOOR

Entrance via hardwood door to:-

LIVING ROOM

16'9 x 14'2 Approximately. Multi pane bow window to front, single radiator.

KITCHEN/BREAKFAST ROOM

13'10 x 9'8 Window to rear, fitted with a range of base units with laminated work top surfaces, integral stainless steel gas hob electric oven, stainless steel splash back and extractor hood, plumbing for dishwasher, one and a half bowl stainless steel sink units with mixer taps, space for a fridge, double radiator, wall light points, French doors to:-

CONSERVATORY

11'10 x 10'7 Double glazed window to rear overlooking garden, double radiator, tiled flooring, wall light points, access to store shed with plumbing for automatic washing machine, part double glazed door providing access to garden.

LOWER GROUND FLOOR

CELLAR ROOM 1

16'9 x 10'8 Double radiator.

CELLAR ROOM 2

13'10 x 9'8 Cast iron range, single radiator.

OUTSIDE

30' Rear garden mainly laid to lawn.

LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

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

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(12-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		63	65	(55-68) D	58	59	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.