

## POINT HILL WEST GREENWICH SE10 8QW



### PRICE £375,000 FREEHOLD

A three bedroom modern house situated within this highly regarded residential location and occupying a secluded position within this elevated terrace of similar properties backing The Point at the edge of the Heath, and offering partial London views from the two front bedrooms. The property is very conveniently located for local shopping facilities at Royal Hill and is only a short walk from Greenwich Royal Park, Greenwich Village with its many restaurants, wine bars and craft markets, Greenwich mainline and Docklands Light Railway stations for frequent services to Canary Wharf. The accommodation briefly comprises:-

**THREE BEDROOMS  
UPSTAIRS BATHROOM  
19' x 12' LIVING ROOM  
EASILY MAINTAINED REAR GARDEN  
ALLOCATED PARKING SPACE INCLUDED IN THE FREEHOLD  
NO FORWARD CHAIN**

**OPEN 7 DAYS**

Residential & Commercial Estate Agents & Surveyors

[www.johnpayne.com](http://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.

**Point Hill West Greenwich SE10**

**G/DN/MW/80/08/08**

**Ground Floor**

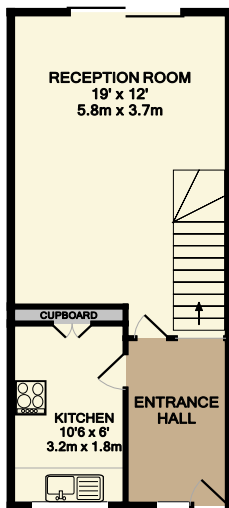
- Entrance Via solid door to:-
- Entrance Hall Obscure double glazed window to front, Dimplex storage heater, built in cupboard, cork tiled flooring.
- Kitchen 10'6 x 6' Double glazed window to front, some base units, single drainer stainless steel sink unit, built in cupboard, cooker point, wall mounted electric heater, cork tiled flooring.
- Living Room 19' x 12' Dimplex storage heater, cork tiled flooring, double glazed sliding patio doors providing access to garden.

**First Floor**

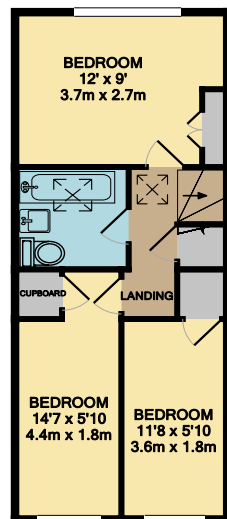
- Landing Double glazed velux skylight, built in cupboard housing hot water tank, Dimplex storage heater, sanded and polished flooring.
- Bedroom One 12' x 9' Double glazed window to rear, sanded and polished flooring, panel convector heater, built in cupboard.
- Bathroom 6'2 x 6' Double glazed velux skylight, panelled enclosed bath, wall mounted wash hand basin, low flush W/C, cork tiled flooring, shaver point, part tiled walls.
- Bedroom Two 14'7 x 5'10 maximum, double glazed window to front with London views, sanded and polished flooring, panel convector heater, built in cupboard.
- Bedroom Three 11'8 x 5'10 Double glazed window to front with London views, sanded and polished flooring, panel convector heater, built in cupboard.
- Outside Tiered easily maintained paved rear garden with spiral staircase (in need of attention) providing access to rear door with access to The Point. Allocated off street parking space to the front.

**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](mailto:greenwich@johnpayne.co.uk)**



GROUND FLOOR  
APPROX. FLOOR  
AREA 32.2 SQ.M.  
(346 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.2 SQ.M.  
(346 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.4 SQ.M. (693 SQ.FT.)



FLOOR PLANS ARE FOR IDENTIFICATION PURPOSES ONLY. THEY ARE NOT TO SCALE AND THEIR ACCURACY CANNOT BE GUARANTEED.  
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**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

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		60	66
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	51
(21-36) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	