

ROAN COURTYARD WEST GREENWICH SE10



PRICE £335,000 LEASEHOLD - SHARE OF FREEHOLD

A pleasantly presented two bedroom raised ground floor conversion flat forming part of the former John Roan Girls School, ideally located within the Ashburnham Triangle Conservation area only a short walk to Greenwich mainline and DLR Stations with Greenwich Royal Park and Historic Greenwich Village a short walk further.

- 2 Bedrooms
- Refitted John Lewis kitchen
- 19'5 x 14'7 Living Room
- Secure Off Street Parking Space

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.

Roan Courtyard, West Greenwich, SE10 8LQ

ENTRANCE via:-

Hardwood door to:-

ENTRANCE HALL

Central heating thermostat, inset low voltage spot lighting, entry phone security system, ceiling coving, single radiator.

LIVING ROOM1

19'5 x 14'7 A light and airy room with 11'7 ceiling height, multiple casement windows to front, sanded and polished flooring, double radiator.

KITCHEN

12' x 7' Casement windows to flank, refitted John Lewis kitchen with a range of base and wall units with solid wood work top surfaces, integral Siemens hob oven and stainless steel extractor hood over, built-in cupboard housing wall mounted Valiant combination boiler for gas central heating and hot water, single bowl stainless steel sink unit with mixer taps, integral AEG slim line dishwasher and plumbing for automatic washing machine, integral fridge and freezer, inset low voltage spot lighting, tiled flooring, single radiator.

BATHROOM

7'8 x 6'8 Sash window to rear, white three piece suite comprising twin grip panelled enclosed bath, pedestal wash hand basin, low flush WC, part tiled walls, painted floorboards, single radiator, inset low voltage spot lighting, extractor fan.

BEDROOM 1

16' x 14'7 Dual aspect with two sash windows to flank and sash window to rear, single radiators, ceiling coving.

BEDROOM 2

19'1 x 7'6 Sash window to flank, built-in wardrobes, single radiator, ceiling coving.

OUTSIDE

Secure allocated off street parking space.

TENURE

Share of Freehold. Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a leasehold title. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

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



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				(10-100) A			
(81-91) B				(11-91) B			
(69-80) C				(12-80) C			
(55-68) D		68	74	(13-68) D	64	70	
(39-54) E				(14-54) E			
(21-38) F				(15-38) F			
(1-20) G				(16-20) 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.