



## TRINITY GROVE WEST GREENWICH SE10

ASKING PRICE £399,950 FREEHOLD

An utterly charming three storey Victorian house full of period character and situated within this quiet little known backwater off Dutton Street within a conservation area of West Greenwich. The property is within a ten minute walk of local shopping facilities at Royal Hill with Greenwich Royal Park, Historic Greenwich Village, Mainline and Docklands Light Railway Stations a little further.

- Two Bedrooms
- Dual Aspect Hall Floor Living/  
Dining Room
- Victorian Style Bathroom Suite
- Country Style Kitchen
- Secluded Rear Garden
- Early Viewing Highly  
Recommended

**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.

# Trinity Grove, West Greenwich, SE10 8TE

## FIRST FLOOR

### BEDROOM 1

12'5 x 9'9 Double glazed sash window to front, open fireplace, cast iron radiator, shelving in recess, sanded and polished flooring, stripped pine door.

### BEDROOM 2

10' x 9'6 Double glazed sash window to rear, open fireplace, sanded and polished flooring, cast iron radiator, inset lighting, shelving in recess, stripped pine door, staircase to loft space.

### HALL FLOOR

Entrance via hardwood door to:-

### LIVING/DINING ROOM

19'8 x 12'6 Dual aspect with double glazed sash windows to front and rear, open fireplace with carved wood surround, shelving in recesses, sanded and polished flooring, two cast iron radiators, built-in storage in rear chimney breast, inset lighting.

## LOWER GROUND FLOOR

### KITCHEN

12'6 x 9'3 Sash window to rear, base cupboards with tiled work top surfaces, integral stainless steel gas hob, electric oven, stainless steel splash back and extractor hood over, cast iron radiator, part exposed and part painted brick walls, tiled flooring, inset lighting, under stairs storage.

### REAR KITCHEN AREA

6'4 x 5'7 Window to rear, wall mounted valiant combination boiler for gas central heating and hot water, inset 'Butler' sink, tiled flooring, plumbing for slim-line dishwasher, part glazed door providing access to garden.

### INNER LOBBY

Sanded and polished flooring, inset lighting, access to utility with space for fridge/freezer and plumbing for automatic washing machine.

## BATHROOM

9'4 x 8'1 White Victorian style suite comprising cast iron stand alone bath with telephone style and overhead shower attachments, high flush WC, pedestal wash hand basin, shaver point with light, sanded and polished flooring, cast iron radiator, localised panelled walls, inset lighting.

## REAR GARDEN

Secluded and easily maintained rear garden with a variety of plants and shrubs, raised borders and outside light.

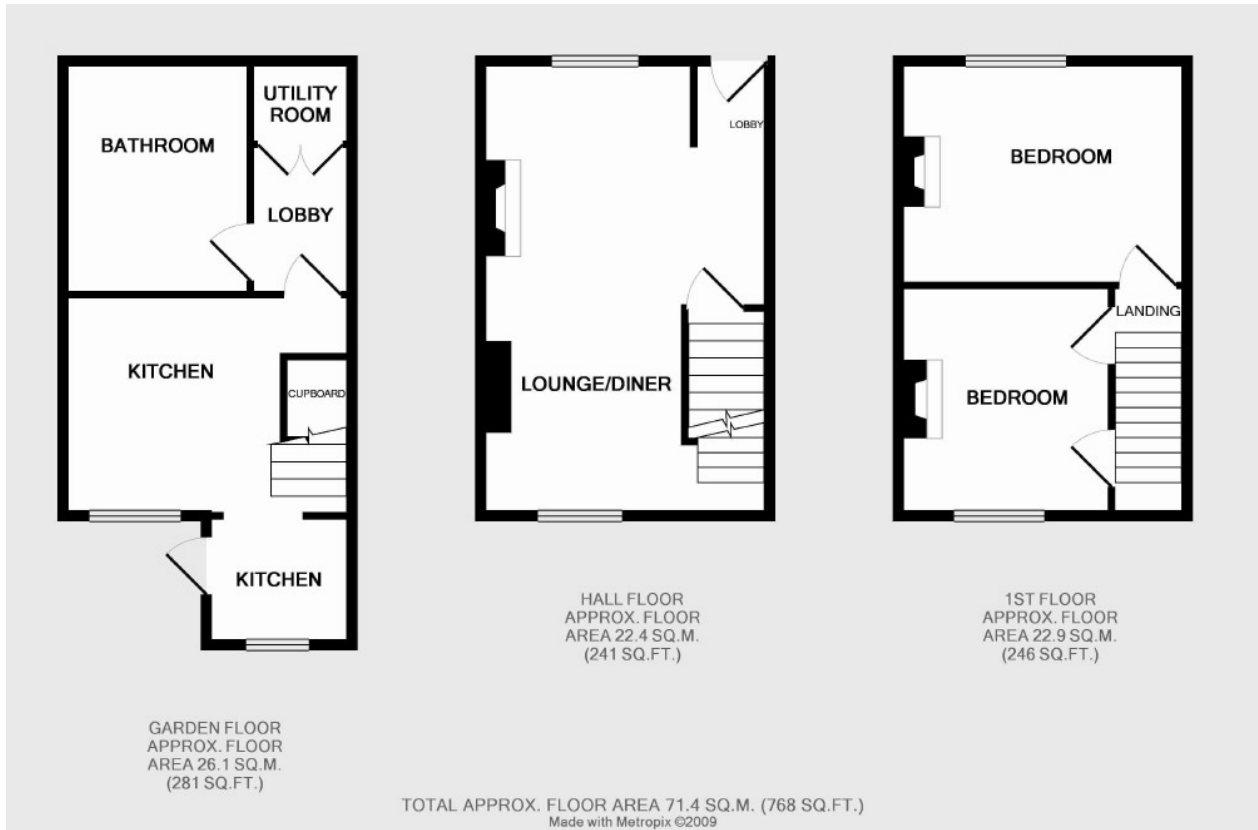
## LOCAL AUTHORITY

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

# Floorplan



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		53	60
F (21-38)			
G (1-20)			
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	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		47	53
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> 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 Trinity Grove West Greenwich SE10

