



EGERTON DRIVE, GREENWICH, LONDON, SE10
£1,250,000 FREEHOLD

**A STUNNING VICTORIAN SEMI-DETACHED FAMILY HOUSE,
THAT IS PERFECTLY NESTLED IN THE HEART OF THE
ASHBURNHAM TRIANGLE IN WEST GREENWICH.
MEASURING C1556 SQ FT AND FEATURING A LARGE WEST
FACING PRIVATE GARDEN.**

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

A stunning Victorian semi-detached family house, that is perfectly nestled in the heart of the Ashburnham Triangle in West Greenwich. Measuring c1556 sq ft and featuring a large west facing private garden.

It's worth mentioning that the property would require updating, plus reconfiguring some of the rooms. Set over three floors, the accommodation briefly comprises of two/three bedrooms and two/three reception rooms, with two bathrooms, a separate WC, small wine cellar and plenty of storage. At the moment the lower ground floor is unused, but has recently been completely replastered, with a new damp proof course. This gives the perfect blank canvass to move the kitchen downstairs from the hall floor. There are high ceilings throughout plus the property still retains many of its original features. The walled garden to the rear is a really good size, compared to most in Greenwich and is part paved but mostly lawned. There is also a small front garden.

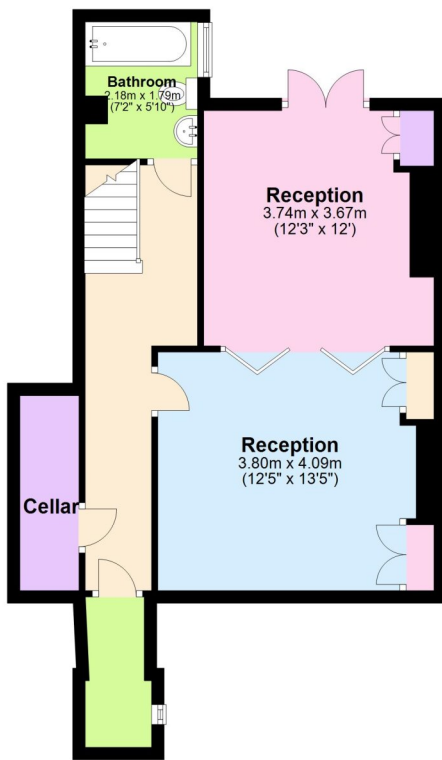
Egerton Drive is widely considered one of the very best roads within the Greenwich area and the nearby surrounds. It is perfectly located for very quick access to the town centre, with its superb array of shops and restaurants, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory is also close by.





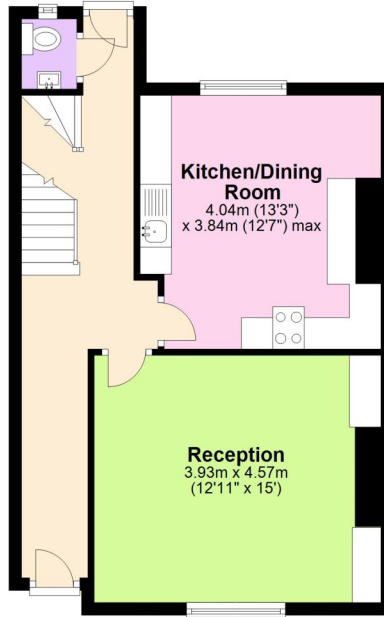
Basement

Approx. 50.6 sq. metres (544.2 sq. feet)



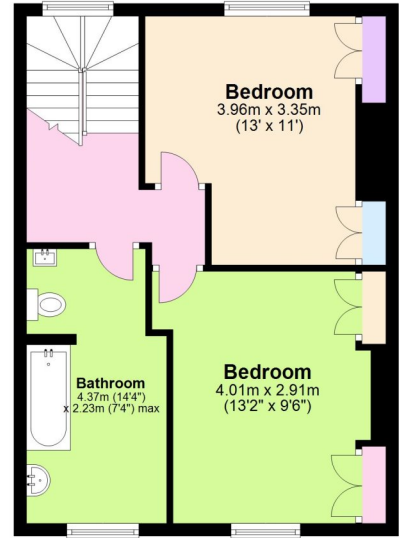
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



Total area: approx. 144.6 sq. metres (1556.8 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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