



KING WILLIAM WALK, GREENWICH, LONDON, SE10
£1,400,000 LEASEHOLD

WE ARE DELIGHTED TO PRESENT AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A WONDERFUL GEORGIAN TOWNHOUSE (ONE OF ONLY TWO IN THE TERRACE WHICH ARE HELD PRIVATELY) WITHIN THE HEART OF GREENWICH TOWN CENTRE.

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DESCRIPTION:

We are delighted to present an extremely rare opportunity to acquire a wonderful Georgian townhouse (one of only two in the terrace which are held privately) within the heart of Greenwich town centre.

It is thought that the terrace of houses was originally built to house naval officers and their families who were studying at Greenwich Naval College. Located adjacent to the Cutty Sark museum and built c1840, this Grade II listed stucco fronted house is arranged over four floors and offers elegant flexible family accommodation. The house has been extensively refurbished in recent years to include a fabulous modern bespoke fitted kitchen, with range cooker and American sized fridge freezer, plus granite worktops as well as an addition of a wood burning stove in the adjoining family room. In addition, there's a separate laundry room located just off the kitchen. There is a master suite on the top floor and the living room on the first floor enjoys direct views of the Naval College. A feature of the property is a very pretty landscaped garden which was altered by the current owners including creating an access via French Windows directly from the kitchen/family area on the lower level.

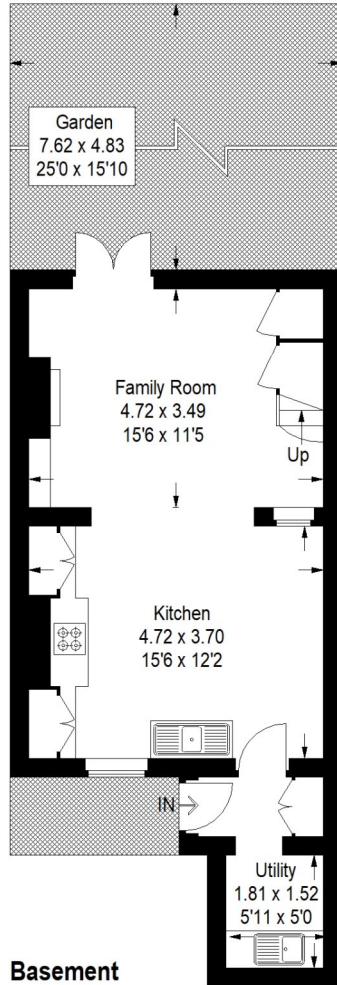
The location is unique with great transport links being within a couple of hundred yards of the Cutty Sark DLR, Greenwich Pier and the foot tunnel. Less than a minutes' walk away is the famous Greenwich market c1820 and there are numerous shops, restaurants and bars within easy reach. The property has no chain and your earliest viewing is highly recommended.



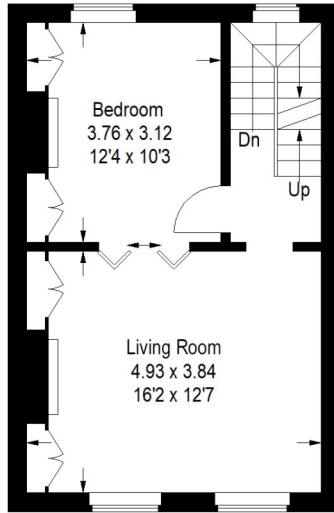


King William Walk, SE10

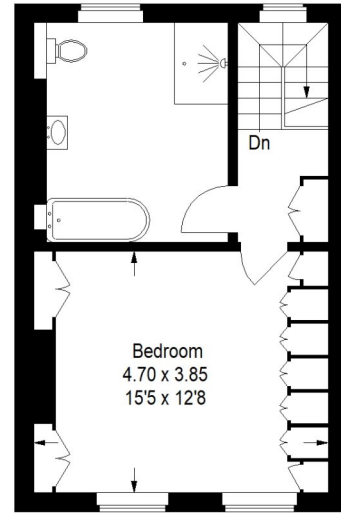
Approximate Gross Internal Area
 Basement = 41.4 sq m / 446 sq ft
 Ground Floor = 38.4 sq m / 413 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Second Floor = 35.3 sq m / 380 sq ft
 Total = 150.4 sq m / 1619 sq ft



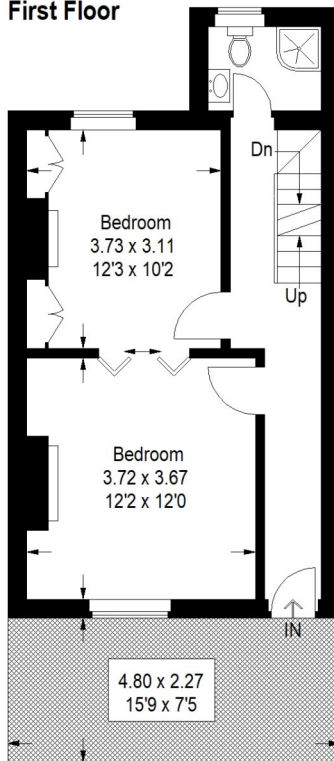
Basement



First Floor



Second Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID541541)

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
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-58)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 149 year and 8 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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