

River Habitat



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Park Vista, Greenwich, SE10 9LZ

Four Bedroom House

£1,450,000

rh-parkvista6994-ses

A 4 Bedroom, 3 Reception Grade 2 Listed Georgian House with a good sized garden (circa. 70 ft back) situated on Park Vista, Greenwich. Park Vista runs parallel and along side the Northern Perimeter of Greenwich Park. It is an extremely well known historical location with period houses (Victorian and Georgian) terraced along the road.



- * **Charming Four Double Bedroom Georgian House circa 1830**
- * **Period Building with many original features in Prime Location**
- * **Minutes' Walk from Historic Greenwich**

A 4 Bedroom, 3 Reception Grade 2 Listed Georgian House with a good sized garden (circa. 70 ft back) situated on Park Vista, Greenwich.

Park Vista runs parallel and along side the Northern Perimeter of Greenwich Park. It is an extremely well known historical location with period houses (Victorian and Georgian) terraced along the road. Not only is the area well known but it has the advantage of being far enough from central Greenwich that it is quiet at night but close enough that a 5 minute walk is all it takes.

Infrastructure also is self supporting as nearby Maze Hill BR station (2 minutes walk from the flat) will get you into Charing Cross or Cannon Street within 20 minutes while you might opt for a ride on the DLR (from Greenwich) via Canary Wharf into London. Nearby are plenty of shops and food markets as well as the open air Greenwich Sunday Market. The Royal Observatory and the Naval Museum are on your doorstep. In addition, the property is close to all of the Greenwich and Blackheath Schools including Pointers, Blackheath Prep, Blackheath High School and Heath House, while Colfe's is a 10-15 minute drive away.

The property itself is a Grade 2 Listed Georgian House with a garden at the front and rear. Ground Floor entrance into a double reception (Receptions 1 & 2). Reception 1 facing the street is perfect for a formal sitting room as it is well lit with a southern aspect and windows onto the street, while reception 2 would have its best use as a formal dining room. While this house does not have an extension, it is worthwhile noting that many of the houses on this particular parade have had conservatories or extensions added on and some of these have been in recent years.

The lower ground floor has been designed with children in mind. The well appointed and modernised kitchen with top of the line appliances including a built in Miele coffee maker is sure to appeal given its view onto the back garden. The style downstairs is very much open-plan with the kitchen opening up into the family room. While there is plenty of room in the patio part of the garden for BBQ, table and chairs, it is worth noting that a multi-paned glass door opens up into a small, south facing patio, perfect for a cappuccino on a sunny morning. Additionally, there is an exacting eye for detail as at the entrance to the main garden the owner has modernised a bathroom into a modern wet room with shower, toilet and sink (and underfloor heating) to take care of those childrens dirty days.

The house makes the most of its location with the master bedroom overlooking the park from the first floor master bedroom with plenty of storage. The fourth double bedroom come study is on this level and looks onto the rear garden.

The top floor is family space. A fully equipped bathroom with twin hand washbasins, a separate bathtub and shower cubicle serves the childrens bedrooms.

This property lends itself to a family and will soon go due to its situation and appeal. Earliest viewings recommended.

GROUND FLOOR

- Sitting Room Facing Street: 13ft3 X 11ft6
- Dining Room Facing Garden: 11ft X 10ft4

LOWER GROUND FLOOR

- Family Room Facing Street: 16ft X 11ft9
- Kitchen Facing Garden: 9ft X 8ft5
- Wet Room: 7ft4 X 3ft7

FIRST FLOOR

- Master Bedroom Facing Street: 13ft8 X 12ft4
- Study / Bedroom 4 Facing Garden: 11ft X 9ft3

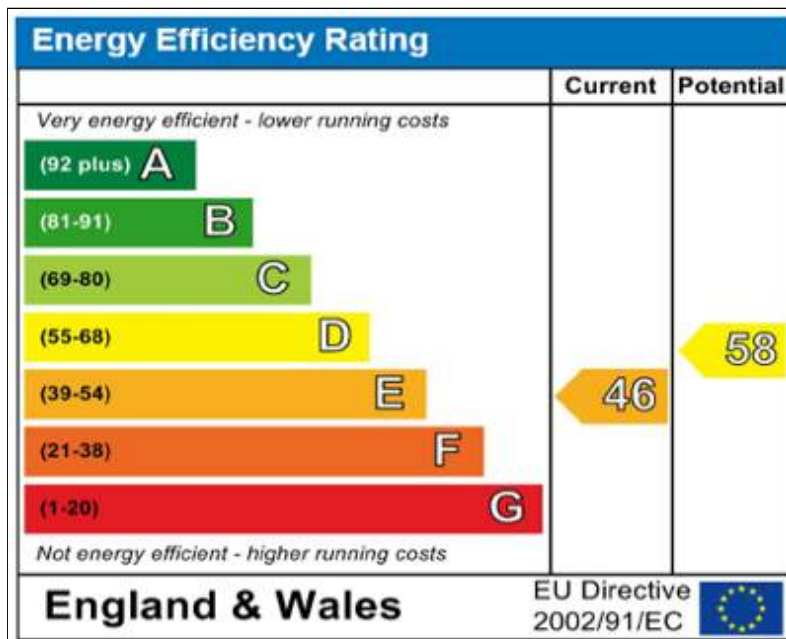
SECOND FLOOR

- Bedroom 3 Facing Street: 12ft8 X 8ft8
- Bedroom 2 Facing Street: 12ft8 X 6ft7
- Bathroom: 9ft4 X 9ft3



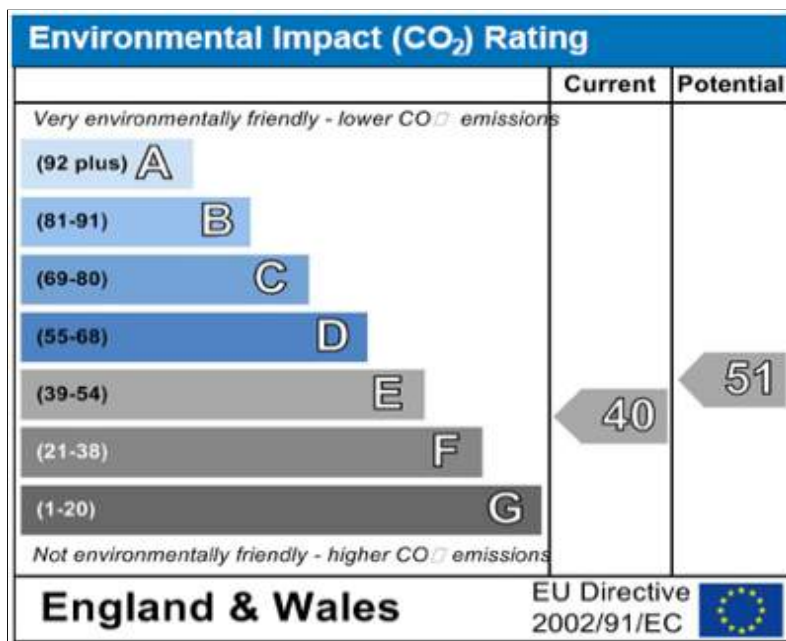
Energy Performance

Energy Efficiency Rating:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating:

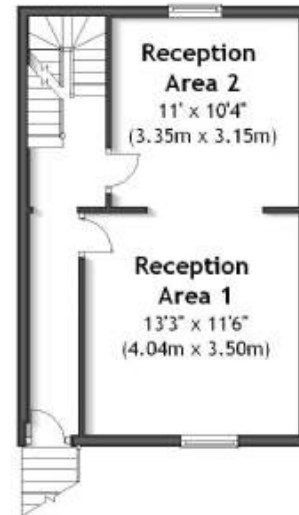


The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

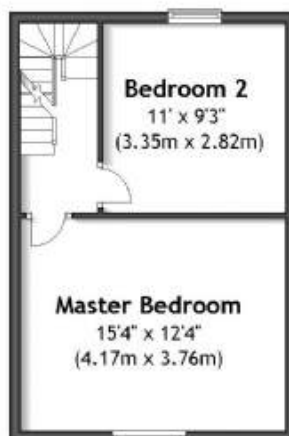
Lower Ground Floor



Ground Floor



First Floor



Second Floor

