


Hamptons

INTERNATIONAL

Guildford Grove, London, SE10

3  2  2 

£1,500,000

(£1,500,000)

Property details



Key features

- **Victorian 3 bedroom home**
- **Ashburnham Triangle Conservation**
- **0.4 miles to Greenwich Mainline and**
- **Home office/studio in rear garden**
- **Excellent condition throughout**
- **High spec features and fittings**
- **2 bathrooms**

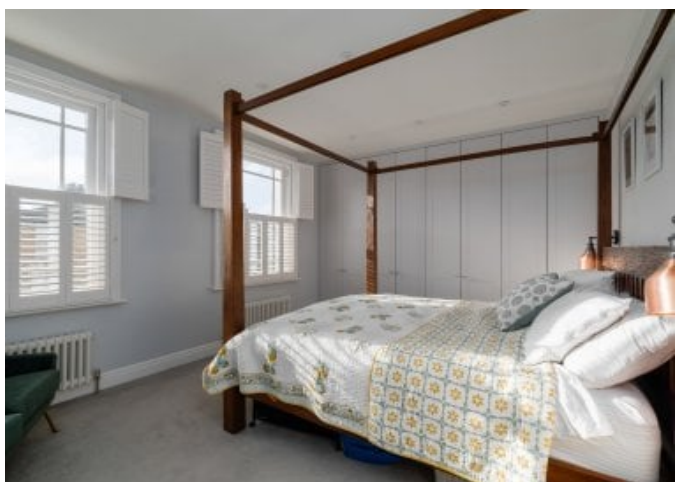
Guildford Grove, London, SE10

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Description

A stunning 3 bedroom Victorian mid-terrace home in the Ashburnham Triangle Conservation Area. The property is offered in exceptional decorative order and features an extended kitchen/living space and a garden studio. An early Victorian three bedroom home positioned mid-terrace on a desirable road in the Ashburnham Triangle Conservation Area. Offered in exceptional decorative order throughout providing exceptional living space and generous bedroom sizes. The house is set back from the road behind cast iron railings providing additional privacy and security on this already quiet street. The ground floor features a cosy living room with plantation shutters and a period fireplace. To the rear is the spacious guest bedroom with views over the rear garden. Up a few stairs to the rear is an extremely stylish main bathroom with a walk-in shower and a separate bathtub. The top floor comprises of two bedrooms including the spacious principal bedroom with bespoke fitted wardrobes and a shower room at the top of the house. The lower ground floor has been extended and configured to create a stunning family and entertain space. The fully integrated kitchen features high spec appliances and fittings including a Quooker tap, induction hob with a downdraft extractor, and breakfast bar. There is space for a large dining table and a lovely living area which leads out onto the rear garden. Additional features include underfloor heating throughout the ground floor, a guest WC, utility room, integrated entertainment system and ample storage space. The garden has been landscaped to create a patioed seating area, raised flowerbeds and artificial turf for low maintenance. There is a fully connected office/studio to the rear featuring bifold doors and air conditioning, perfect for a home office, gym or yoga studio. This turnkey home is rare to the local market with a viewing highly recommended. Situation Guildford Grove is a quiet residential road forming part of the desirable Ashburnham Triangle Conservation Area in West Greenwich. Greenwich Mainline and DLR Station is a short walk away offering a swift commute to London Bridge (change for trains to Charing X and the West End), Canary Wharf, The City and Kings Cross. Greenwich Market and the Royal Park are within easy reach as well as the number of historical attractions such as the Royal Naval College and the National Maritime Museum. The area provides an array of local shops, pubs and cafes while there are also a number of well-regarded school and childcare options for families to consider. Property Ref Number: HAM-62912







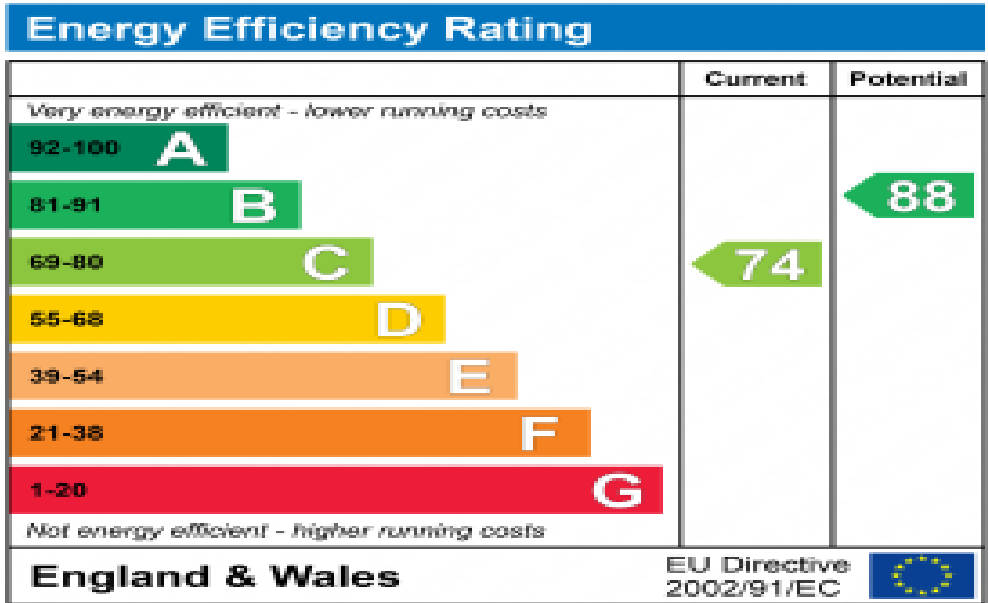












Floor plan

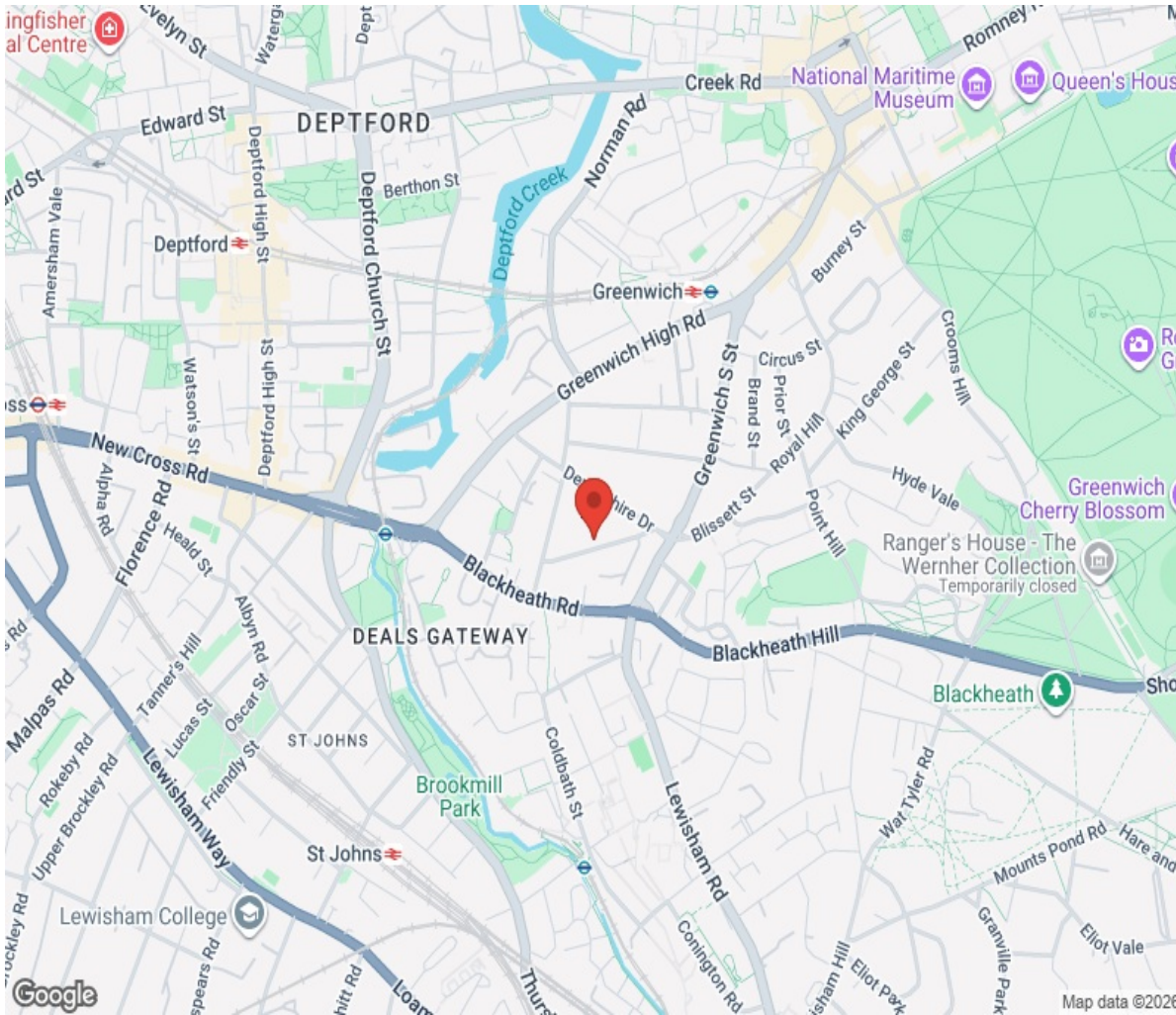
QUANTIFIED SPACE


Approximate Gross Internal Area
 Lower Ground floor = 644 sq. ft. (59.8 sq. m.)
 Ground floor = 489 sq. ft. (45.4 sq. m.)
 First floor = 349 sq. ft. (32.4 sq. m.)
 Second floor = 56 sq. ft. (5.2 sq. m.)
 Outbuilding = 199 sq. ft. (12.9 sq. m.)
 Total = 1677 sq. ft. (155.7 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and floor openings are approximate. All fit every room is taken in the preparation of this plan, please check all dimensions, spaces and compass bearings before making any decisions upon them.

Location





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