



**MAZE HILL,  
GREENWICH SE10**





Located directly opposite Greenwich Royal Park in this sought after, historic street, comes this lovely three bedroom semi-detached house with no onward chain.

The accommodation comprises two reception rooms, kitchen and downstairs cloakroom. Three bedrooms and a family bathroom. There is a pretty front garden and a secluded mature rear garden. This property also has the benefit of a garage to the rear with flotation room and shower.

The property benefits from being on a large corner plot, within walk distance from Maze Hill mainline station with direct links to London City and Westend and connections to Canary Wharf.

Early viewings are highly recommended.

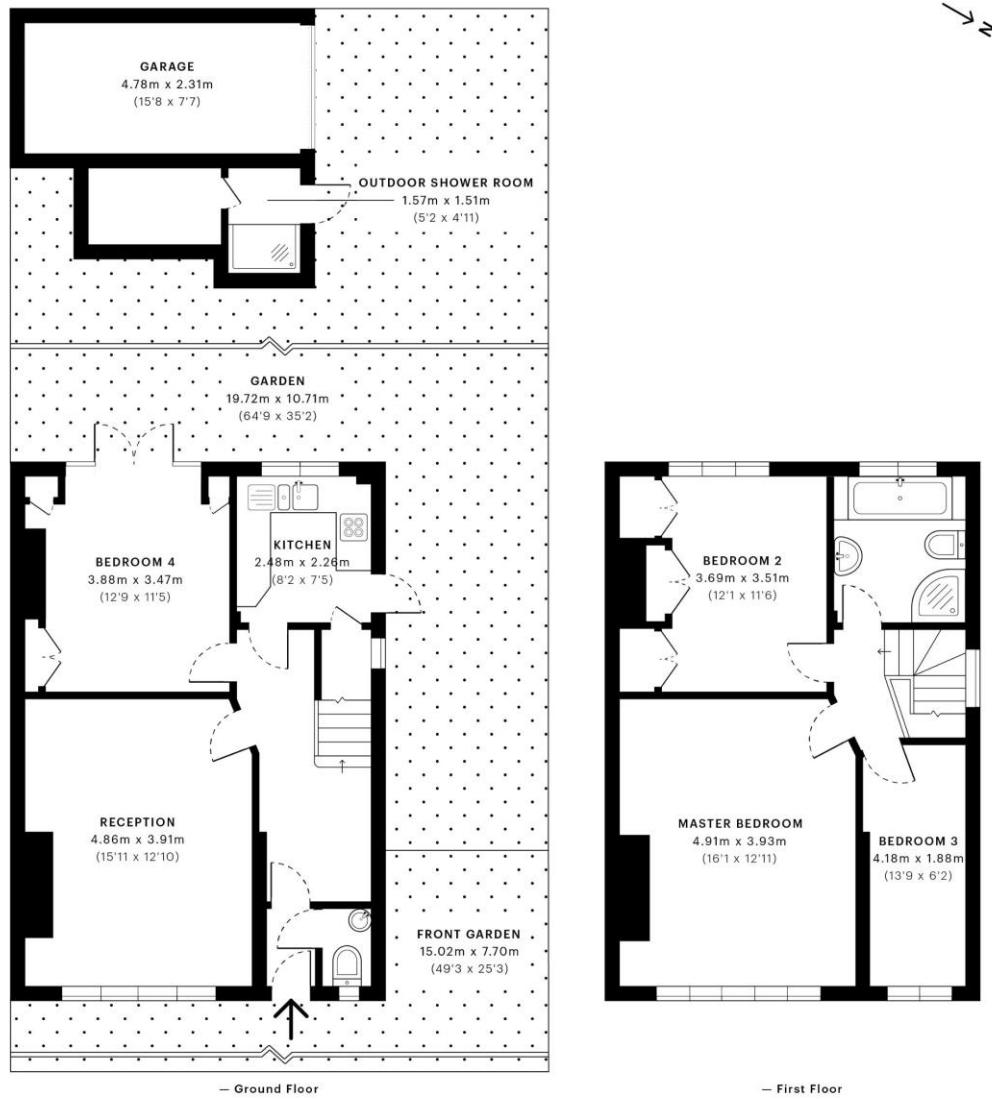
- 3 Bedrooms
- 1 Bathroom + WC
- Semi-detached house
- Wrap around garden
- Approx. 1,290.7 sq ft (119.9 sq m)
- Close to Maze Hill mainline station
- Opposite Royal Greenwich Park
- Garage & Flotation room
- No onward chain
- EPC: D

#### PRICE

OIEO £975,000

#### LOCAL AUTHORITY

Royal Borough of Greenwich



 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**119.9 Sqm / 1290.7 Sqft**

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head height  
**109.4 Sqm / 1178.0 Sqft**

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
118.6 Sqm / 1276.5 Sqft

SPEC ID  
5e280e80b9d7500c88755d6b



**22 College Approach**  
**Greenwich**  
**London**  
**SE10 9HY**

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