



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

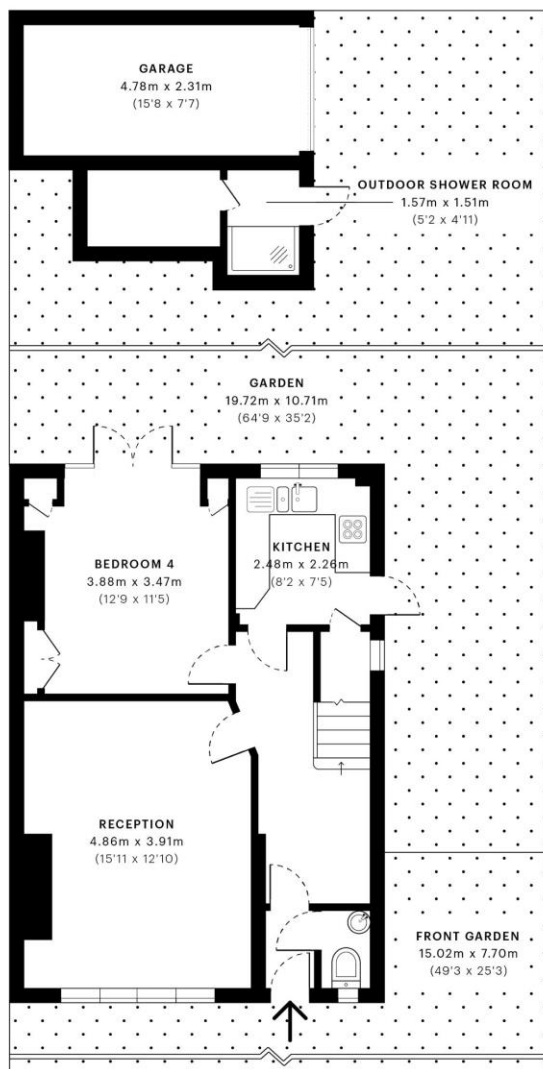


## Maze Hill, SE10

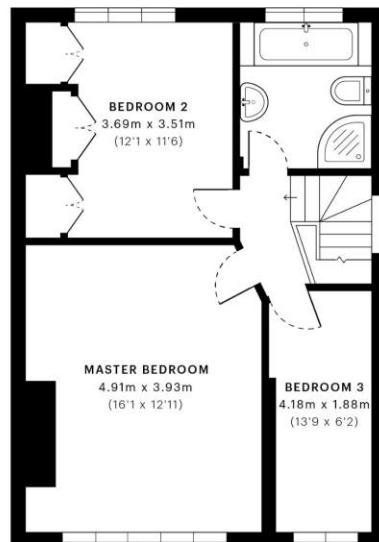
CAPTURE DATE  
23/01/2020

LASER SCAN POINTS  
43,731,735

GROSS INTERNAL AREA  
119.9 Sqm / 1290.7 Sqft



— Ground Floor



— First Floor



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

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

IPMS 3C RESIDENTIAL  
110.6 Sqm / 1190.2 Sqft

SPEC ID  
5e280e80b9d7500c88755d6b

22 College Approach  
Greenwich  
London  
SE10 9HY

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars..