



Catherine Grove, Greenwich, London SE10 8FS





## Catherine Grove, Greenwich, London, SE10

Leasehold (114 years remaining)

***A unique and beautifully presented split level apartment with beautiful courtyard garden located in this quiet residential road within the Ashburnham Conservation area.***

### Key Features

- 3 Double bedrooms
- 2 Bathrooms + cloakroom/WC
- Split level
- Council Tax: E
- Service Charge: £2,450 p/a
- Ground Rent: £350 p/a
- Close to mainline and DLR
- EPC: B

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### The Accommodation

The accommodation has been meticulously designed to evoke all the charm and character of this period property and comprises large entrance hall with built in cupboard, downstairs cloakroom, third double bedroom or office, a light modern fully fitted kitchen and reception room (18'3 x 13'0) which opens onto a beautiful courtyard garden ideal for those summer evenings, relaxing after a busy day or entertaining friends and family.

The first floor offers two double bedrooms, both with en-suite bathrooms.







## Sellers Comments

We have loved living in the apartment for the last five years. We immediately fell in love with the layout when we first viewed it. The flat is centred around an internal courtyard garden, which is where you come in to the flat via your own entrance. It means as soon you walk in from the street after a busy day, you are surrounded by peace and calm and greenery. Both the inside and outside spaces are really private, so you can completely relax.

The location is great – it's very easy to get in and out of the city during the week, but it is a perfect base for exploring Greenwich, Deptford and Blackheath on foot at the weekends.

It's a historic factory conversion, which has been recently converted into a small friendly development. This means the rooms are all a great size, it has some really nice period features, and lots of storage spaces dotted all around the flat, which is handy.

In the winter it's very cozy and sheltered, but it comes into its own in the summer, when we can throw open the windows and doors and have friends over for drinks and barbecues. Having the patio on two levels also creates a great seating area for drinks downstairs, and a separate area for cooking and eating upstairs, which we love and makes the outside space feel even bigger.

When friends and family come to stay, it's so nice to have our own separate spaces, with the two main bedrooms both being ensuite. As we both work from home a lot, we have managed to carve out two distinct office spaces, which is a real luxury and means we don't disturb each other on calls. The main office also doubles up as an additional bedroom when we have extra visitors.

For us it has also been perfect for our dog, as the garden is completely secure, it has a few different parks nearby, and many dog friendly pubs, shops and cafes in the neighbourhood.

## Outside

Catherine Grove benefits from its proximity to Central Greenwich, which is famous for its maritime history, stunning architecture, and a wide array of shops, restaurants, pubs. Greenwich Market is also located nearby, offers a vibrant mix of food stalls, boutiques, and antiques. The Cutty Sark and the National Maritime Museum are also within walking distance from Catherine Grove.

One of the notable attractions near Catherine Grove is the Royal Greenwich Park, a vast open space perfect for leisure activities, picnics, and stunning views of the city skyline.














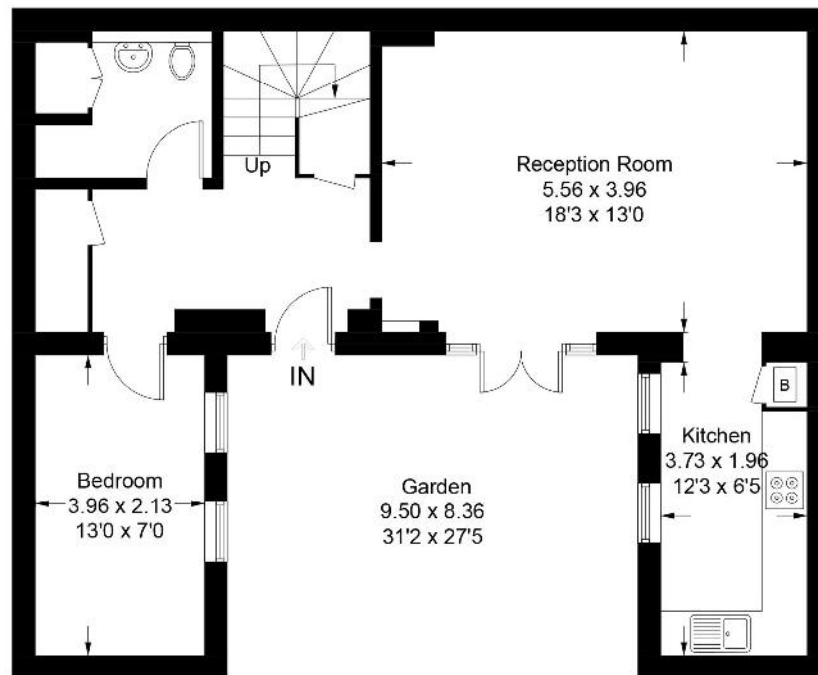


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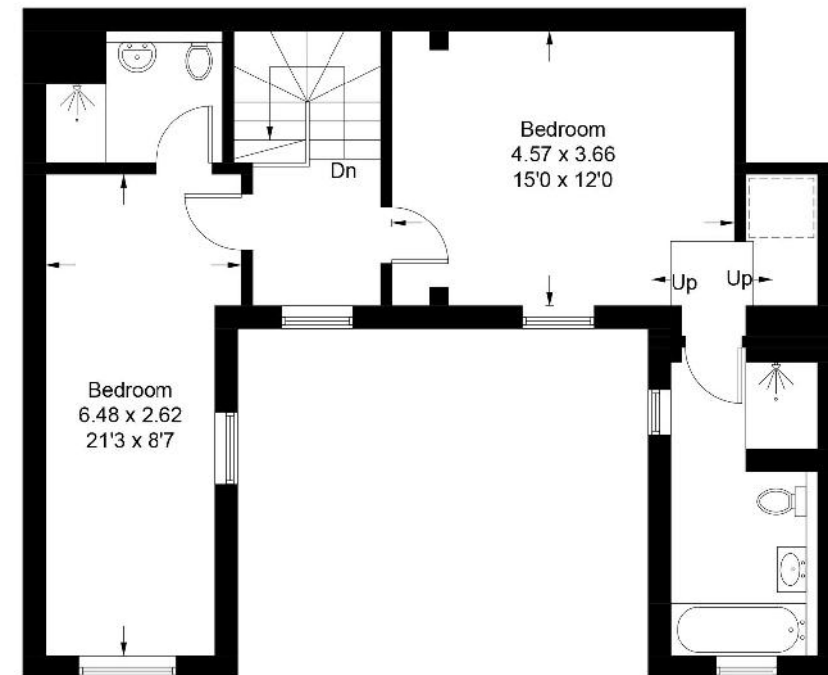
Approximate Gross Internal Area = 109.03 sq m / 1174 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089579)

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