



Azof Street, Greenwich SE10 0EF



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Freehold

Victorian terraced house in popular Azof Street which has been meticulously and tastefully renovated every square inch of the house from top to toe, including adding beautiful kitchen and loft extensions.

Key Features

- 3 Bedrooms, 2 Bathrooms
- Beautifully presented
- Private courtyard garden
- Council Tax: **D**
- Close to Maze Hill mainline
- Royal Greenwich Park
- Popular location
- EPC: **D**

The Area

Azof Street was first developed just over a century ago, back when the nearby factories were churning out the undersea telegraph cables that connected Britain to the rest of the world – and these houses were built for the workers.

Then as now, proximity to the river was key. Back then, it was for trade. Now it's for lifestyle. Azof Street is just moments from the riverfront path and the many attractions that have cropped up along it since, in central Greenwich and on the nearby Greenwich Peninsula, near The O2. But the street itself remains a charming and sought-after pocket of Victorian Greenwich. A slice of history surrounded by every modern amenity you could ask for.

The property is a 15-minute walk from Maze Hill Station, with direct services to London Bridge and Cannon Street. There are also various bus routes along nearby Trafalgar Road and Blackwall Lane to take you to North Greenwich underground station, Greenwich town centre or Blackheath, or catch the river bus into central London from Greenwich Pier.



Step Inside

The current owners have given this house more than a makeover. They have, as they put it, “taken back everything and rebuilt it from the ground up”. The result is not only beautiful to live in, but highly functional, as they have thought of every way to maximise the space.

The double reception room has been opened up with a central arch to form one open-plan space, currently used as a living room and a dining room. And, as in every room throughout the house, the design and colour scheme – including elegantly earthy Farrow & Ball or Little Greene shades on the walls – creates a seamless flow from one space to the next.

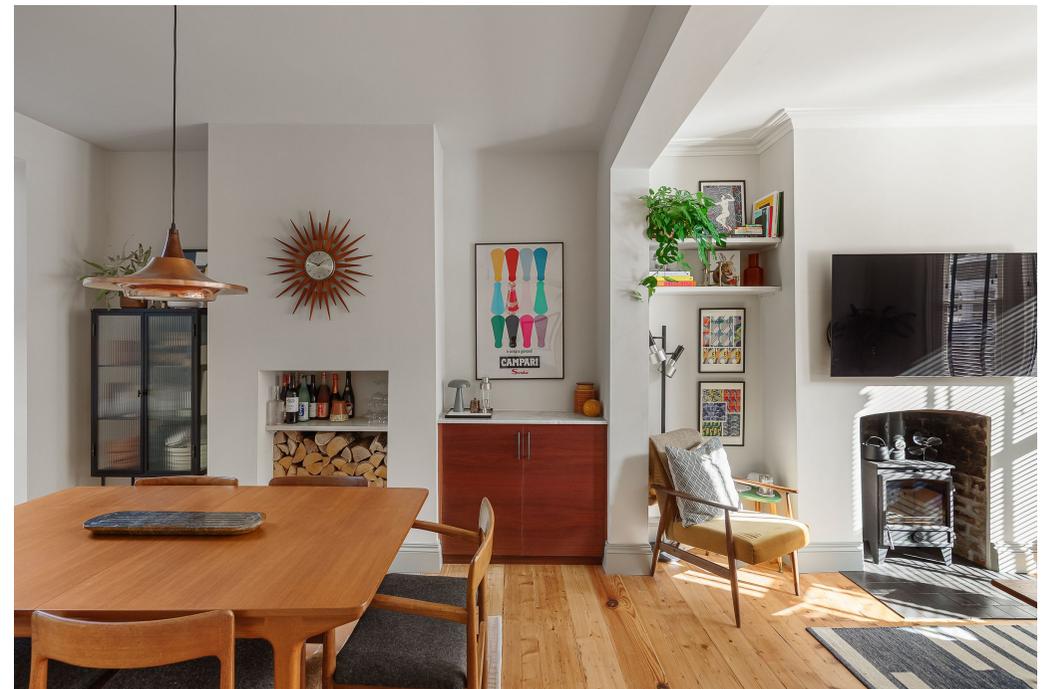
Beneath the polished floorboards is enhanced insulation, which will help keep your heating bills down – along with an attractive log-burning stove and a ready stash of firewood. The large sash windows have a sense of period grandeur but all the convenience of being new and double-glazed.

From the living area, your eye is also drawn to the fully-fitted kitchen in a modern extension to the house. The exposed brick on one of the kitchen walls is a nod to the area’s industrial heritage and the central island with a marble worktop provides the perfect spot to perch while cooking, hosting friends or working from home.

Natural light flows through the roof windows and Crittall-style doors that open up to the rear garden – the perfect nook in which to enjoy a morning coffee or wind down after work with a glass of wine.

Some of the improvements made by the current owners are out of sight but similarly designed to make living here as easy as possible, including the run of cupboards in the living room that provides cleverly concealed storage space (they even manage to fit a Brompton bike in the smallest cupboard).

****All property information, service charge, ground rent and lease length have been provided by the owners, we advise you to seek further legal clarity via your solicitor****









Location



There is a short bus ride to North Greenwich Jubilee line with stops for London Bridge, Waterloo and Bond Street



Short walk to Maze Hill mainline station with direct links to London Bridge, Cannon Street and Charing Cross.

You also have access to the Cutty Sark DLR with access to Canary Wharf.



City Airport is a short drive away but you also have access via the M25 to both Heathrow and Gatwick airports for domestic and international flights.



Royal Greenwich Park in right on your doorstep which offers beautiful walks and picnic areas with the beautiful views of Canary Wharf in the background.

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Approximate Gross Internal Area = 108.8 sq m / 1172 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279531)