



FOR SALE

135 Greenwich South Street  
London  
SE10 8NX

For Sale Freehold

Offers Invited





## Location

Greenwich South Street links the A2, Blackheath Hill to the south with Greenwich High Road (A206) to the north and the subject property lies approximately 0.75km to the south of Greenwich Town Centre.

The house lies on the eastern side of the road midway between its junctions with Blackheath Hill to the south and Lindsell Street to the north. The area forms part of the Ashburnham Conservation Area and the property forms part of a secondary parade of independent retailers and late Victorian houses.

Greenwich mainline and DLR are within ten minutes' walking distance to the north.



## Description

The property comprises a mixed- use mid-terrace unit, arranged over lower ground, ground, and two upper floors. The last use of the ground and basement was mainly residential, but purchasers should make their enquiries with the local planning department.

Internally the premises is arranged as an open plan accommodation, with a good-sized kitchen to the rear which has been fitted with natural wood surfaced counters, and inset Belfast sink. There is also an extension which leads out to the garden, and the ground floor further benefits from a centrally located courtyard.

A staircase leads down to the lower ground level where there are two additional rooms. At first floor level there is a master bedroom with a bathroom to the rear, which has been fitted with a walk-in shower, WC and wash hand basin. At second floor level there are a further two bedrooms.

## Price

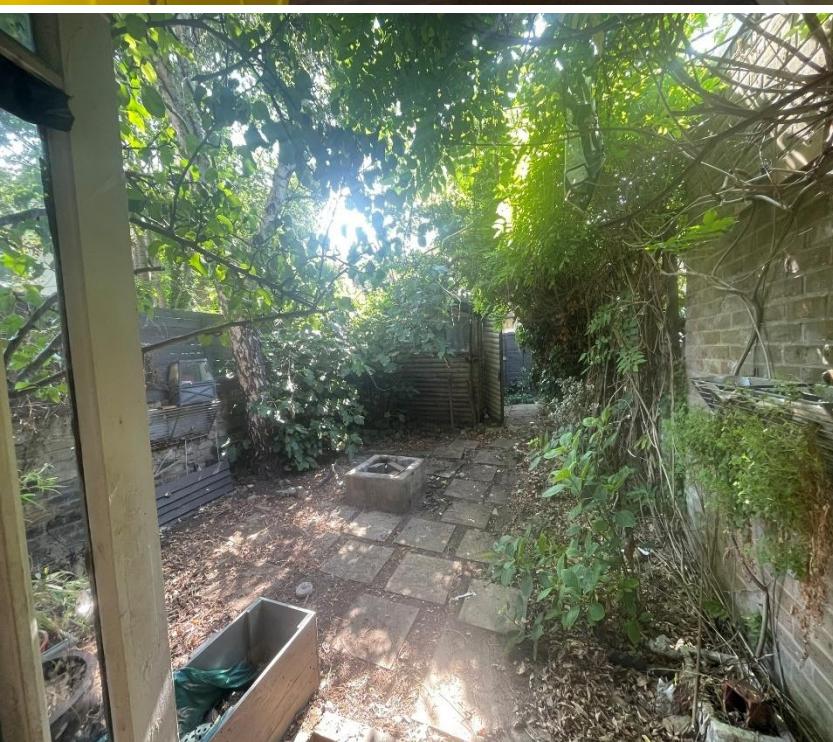
Offers Invited.

## Tenure

Freehold.

## Council Tax & Business Rates

We understand that the subject property has been assessed as falling within band B from 1st April 1993. The property is currently not registered for business rates purposes.



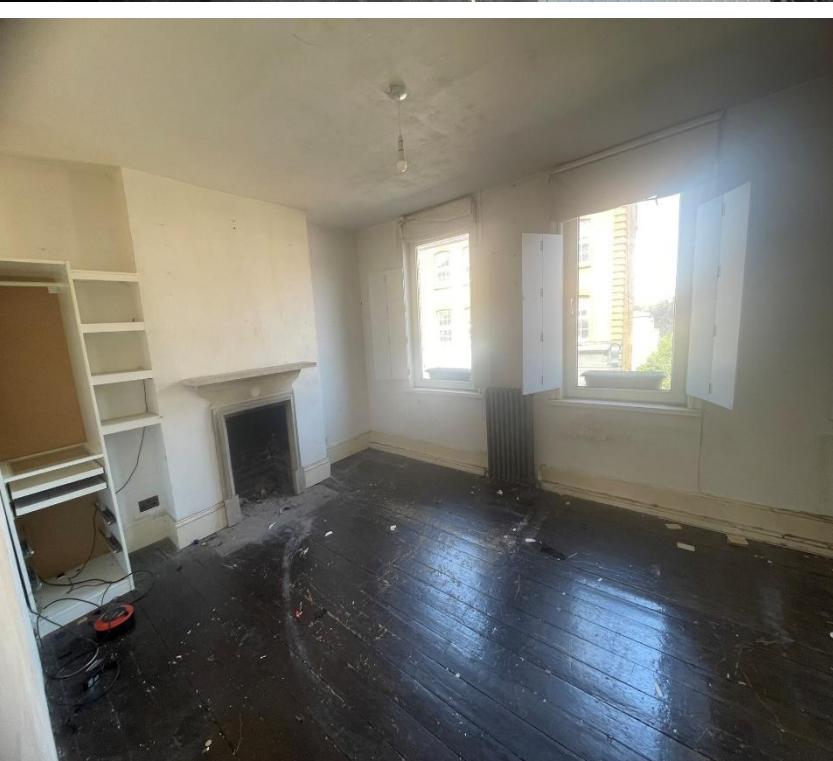


## Accommodation

The premises afford the following approximate Net Internal Areas and dimensions (NIA):

### Commercial

Ground Floor:	46.53 Sq M	(501 Sq Ft)
Basement:	19.76 Sq M	(213 Sq Ft)
<b>Total Area:</b>	<b>66.29 Sq M</b>	<b>(714 Sq Ft)</b>



Residential approximate maximum dimensions :

### First Floor

Lounge	4.68m x 3.62m
Bathroom	2.96m x 2.19m
(plus partitioned entryway measuring	3.04m x 1.38m)

### Second Floor

Bedroom One	4.68m x 3.62m
Bedroom Two	3.06m x 3.65m

Residential Gross Internal Area is 70.05 Sq M (754 Sq Ft)

## VAT

VAT is not applicable.

## EPC

An EPC has been commissioned.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

**Charlene Nicholls**

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