3 Courtyard Terrace, Greenwich High Road, London SE10 8FU
£1,150,000 LEASEHOLD
Within this short terrace of highly attractive modern town houses, built-in 2014, a beautiful four bedroom/three bathroom, mid-terraced house with fantastic family accommodation arranged over five floors, with a secluded south-east facing, courtyard garden at the rear. The front elevation has been built in a traditional Georgian style with very pleasing yellow stock brick elevations, yet combining the modern day benefit of full double glazed windows painted in a pastel grey, complimenting the elegant terrace.

The property has been built to an incredibly high specification, with no expense spared, providing very spacious accommodation, arranged over five floors; with a garden floor providing a large and highly contemporary kitchen/breakfast room with an open plan dining room, which in turn opens onto the secluded courtyard garden. The kitchen is fitted with white units and a complete range of integrated ‘Siemens’ appliances. The raised ground floor has a formal reception room with Juliette balcony overlooking the courtyard garden at the rear. There are four bedrooms and three bathrooms on the top three floors, the master bedroom located on the very top floor, with en-suite shower room. All the bathrooms have been fitted to an exacting standard and each includes underfloor heating. The whole property is presented in immaculate order with CCTV and smoke alarm system, ready to move into, with no chain involved in the sale.

The DLR, which is located at the end of the road, provided a 5 minute service into Canary Wharf, with Greenwich mainline station ¼ mile away, providing a 9 minute service into London Bridge. The numerous historical attractions of Royal Greenwich are close by to include the Cutty Sark. The Greenwich Maritime museum and Royal Naval college. There is an interesting variety of shops and restaurants in Greenwich town centre.

THE ACCOMMODATION COMPRISES  ● Reception Room ● Open Plan Kitchen/Dining/Living Area ● Four Double Bedrooms ● Family Bathroom & Two En-Suite Shower Rooms ● Courtyard Garden ● Full Gas Central Heating ● Video Intercom ● Burglar Alarm System ● Full Sealed Unit Double Glazed Windows No Onward Chain.
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The accommodation comprises

Fronting the street, the entrance with CCTV and approached by three steps with painted iron railings, wall downlighter. From the street double folding gates also open into a very useful refuse bin store with lighting.

RAISED GROUND FLOOR

Entrance Hall
Approached via a solid front door. With built-in floor cupboards and beautiful oak faced cupboard fronts and shelf, recessed ceiling spotlights, engineered oak flooring, tall built-in cloaks cupboard, with hanging space.

Cloakroom
Fitted with contemporary suite of; wall hung W.C. with concealed push flush cistern, square shaped wash hand basin with chrome pillar tap and vanity unit beneath, tiled flooring and part tiled walls, recessed ceiling spotlight and extractor fan. It has an open recessed area at head height to the front above the refuse store which allows for good natural light.

Reception Room
A massive automatic closing floor-to-ceiling fire door provides access into the reception room, again with a continuation of the engineered oak flooring and an almost full wall of bi-folding windows looking out to the rear courtyard and the magistrates courtyard behind, with safety glass screen and chrome rail, recessed ceiling spotlights. A staircase leads down from the first part of the reception room with glass panelling down to the ...

GARDEN FLOOR

Open/Plan Kitchen/Living Area
This is a magnificent open-plan area, with the staircase dividing the rooms, the front part with lighting provided by glass skylight bricks, beautifully fitted with a contemporary range of white high gloss acrylic wall and floor units, granite worktops incorporating a 1½ bowl sink unit with mixer tap and separate water tap, mirrored splashbacks giving a depth of field to the whole room, perimeter shelving above the worksurfacing, an array of ceiling downlighters, integrated ‘Siemens’ dishwasher, washing machine and tumble dryer, built-in double eye-level oven incorporating a microwave unit, tall integrated fridge and separate freezer beneath, central peninsula unit with Siemens five ring induction hob unit, breakfast bar area for three person seating, overhead Siemens extractor unit, with glass canopy. There are several built-in cupboards to the wall beneath the staircase for meters etc. The rear part of the room has excellent natural light and almost full width bi-folding doors onto the courtyard, recessed ceiling spotlighting, large porcelain floor tiles throughout.

Courtyard Garden
South east facing, a private and secluded area receiving sun of a large part of the day, Astro turfed and then built-in cupboards housing the gas fired boiler and storage space, water butt and perimeter downlighting gives an attractive ambience at evening time.

FIRST FLOOR

Landing
Recessed ceiling spotlight.

Bedroom 2
A very spacious room, with two pairs of sealed unit double glazed windows overlooking the courtyard to the rear and parking area to the magistrates court, oak flooring, recessed ceiling spotlight, range of built-in wardrobes.

Bathroom
A massive highly contemporary four piece suite bathroom comprising; a large walk-in tiled shower cubicle, with rain shower and separate hand held shower, double ended bath with central waterfall filler and hand held retractable shower unit, wash hand basin with mirrored vanity cupboard above, and vanity cupboard beneath Duravit wall hung W.C, with push flush and concealed cistern. Wall mounted chrome ladder/towel rail, two pairs of sealed unit double glazed windows to the front, storage cupboard with shelving. Porcelain floor tiles with underfloor heating.
SECOND FLOOR

Landing
With Recessed ceiling spotlight.

Bedroom 4
Presently used as a large study, with two pairs of double glazed windows to Greenwich High Road, engineered oak flooring, recessed ceiling spotlights.

Bedroom 3
Another good sized bedroom, with two pairs of double glazed windows overlooking the car parking to the rear, with sight of the tree-tops in Greenwich Park, oak flooring and recessed ceiling spotlights.

En-Suite Shower Room
With a full width walk-in shower unit with marble tiled walls, overhead rain shower and separate shower unit, Duravit wall hung W.C. with concealed cistern and push flush, porcelain floor tiles with underfloor heating, alcove with oval rectangular wash hand basin with central filler tap on vanity unit with medicine cabinet above and recessed ceiling spotlights.

TOP FLOOR

With excellent natural light provided via an electrically operated skylight, wall lighting.

Master Bedroom
A wonderful master bedroom suite with very high ceiling and recessed spotlights, an almost full wall of bi-folding double glazed windows with safety rail, looking out across the car park and upto Greenwich Park with sight of the Royal Observatory, engineered oak flooring. The room is open plan at the far end into...

En-Suite Shower Room
With a full width walk-in shower unit with marble tiled walls, overhead rain shower and separate hand held shower attachment, Duravit wall hung W.C. with concealed cistern and push flush, twin Duravit wash hand basins with filler taps and cupboards beneath, mirror fronted medicine cabinets above, wall mounted ladder/towel rail, porcelain floor tiles with underfloor heating, recessed spotlights and extractor fan, two windows to the front with obscure glass.

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PRICE: £1,150,000 LEASEHOLD
LEASE: 996 years unexpired
GROUND RENT: £300 per annum
VIEWING: Strictly by appointment through COMBER & COMPANY - 020 8318 9666

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.