



Eglinton Hill Shooters Hill **£675,000 Freehold**

Spacious double fronted Victorian house located on the slopes of Shooters Hill. In need of some modernisation and updating the house is ideal to create a large family home or use as three separate flats; as it has been used most recently. With far reaching views at the rear across London and convenient for Woolwich Arsenal DLR and mainline stations. Shooters Hill is renowned for its wealth of open green woodlands and golf course. Enclosed rear garden and off street parking.

KERSHAW'S



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Entrance

Entrance Hall with original cornice.

Flat A

To the left hand side of the house.

Entrance door into internal living room. Radiator.

Door leading to room at the front. Sealed double glazed bay window to the front. Two radiators. Inner door to lobby.

Bathroom

Bath. W.C. Wall mounted wash basin.

Double doors from the inner room leading onto the kitchenette.

Kitchenette

Sink unit, wall and base units. Windows to rear over looking the garden. Roof light. Radiator

Flat B

To the right hand side of the house.

Door into the living room with a sealed double glazed bay window to the front. Walk through to the kitchen at the rear.

Kitchen

Original built-in larder cupboard. Stainless steel sink unit. Window to rear.

Leading to an outer lobby with a door to the rear garden. Water heater.

Wet room

Electric shower. Wash basin WC.

There is a room at the rear with sealed doubled glazed windows to the rear and the side.

Rear Room

Small room with window to rear.

Flat C

Staircase up to first floor landing

Bathroom

White suite with panelled bath, pedestal wash hand basin, WC. Ceramic tiled walls

Bedroom

At the rear, with twin casement sealed double glazed windows. Radiator

Upper landing

Bedroom

Casement windows to rear, with extensive views across London. Original built-in wardrobe.

Bedroom

Bay window to the front with sealed doubled glazed windows. Very high ceiling and picture rail. Radiator.

Bedroom

Sealed double glazed Bay window to the front, very high ceiling, picture rail, radiator, additional window

Kitchen/Breakfast room

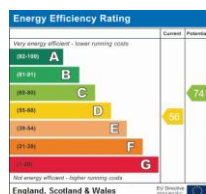
Range of wall and base cupboards and drawer units. Stainless steel sink unit. Worcester combination boiler. Sealed doubled glazed casement window to the rear with extensive views across London to the river. Original built-in cupboard. Radiator

Exterior

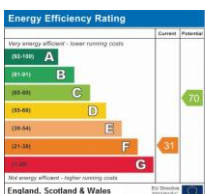
Small enclosed garden, undergoing treatment plan for Japanese knotweed by specialist company Japanese Knotweed Ltd with guarantee certificate issued by Guarantee Protection Insurance Ltd..

Off street parking space to the front.

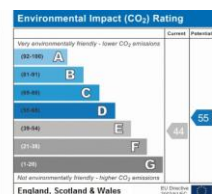
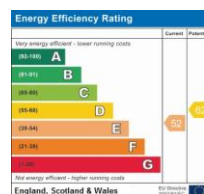
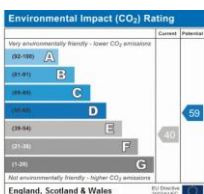
Flat A



Flat B

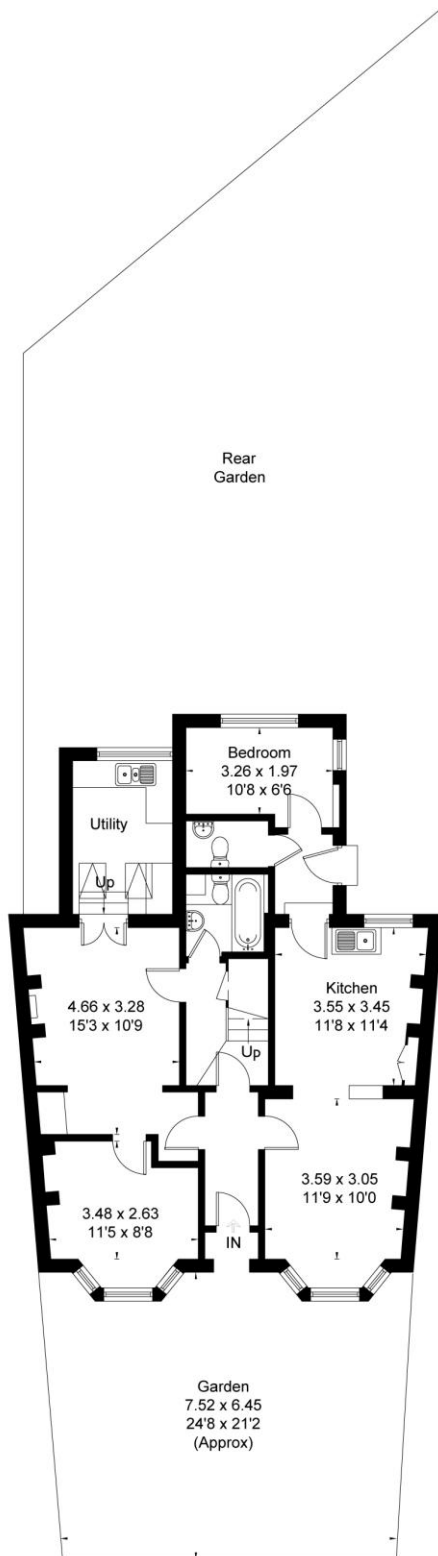
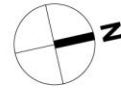


Flat C

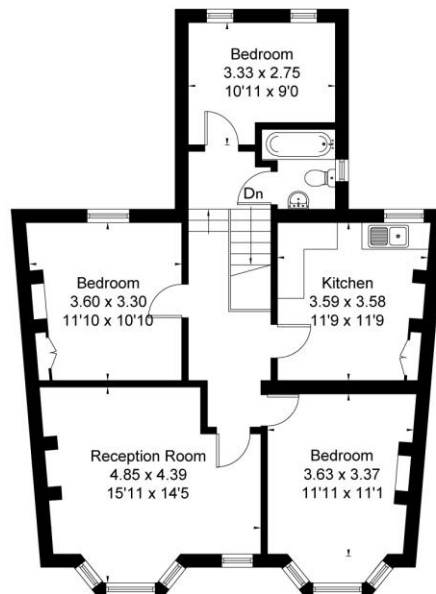


The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922

Approximate IPMS2 Floor Area = 169.2 sq m / 1821 sq ft
 Limited Use Area = 3.1 sq m / 33 sq ft
 Total = 172.3 sq m / 1854 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com ?????