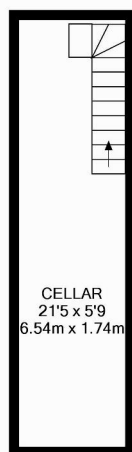
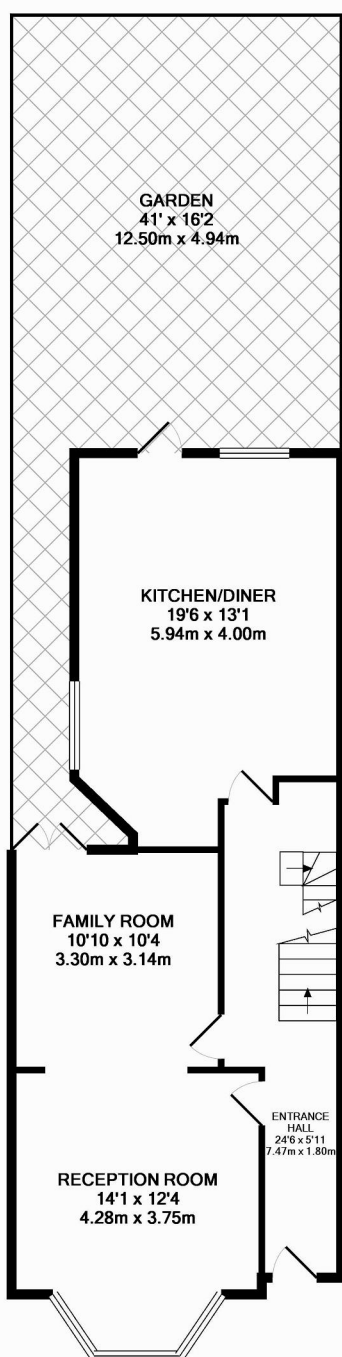


## Circus Street Greenwich £1,150,000 Freehold

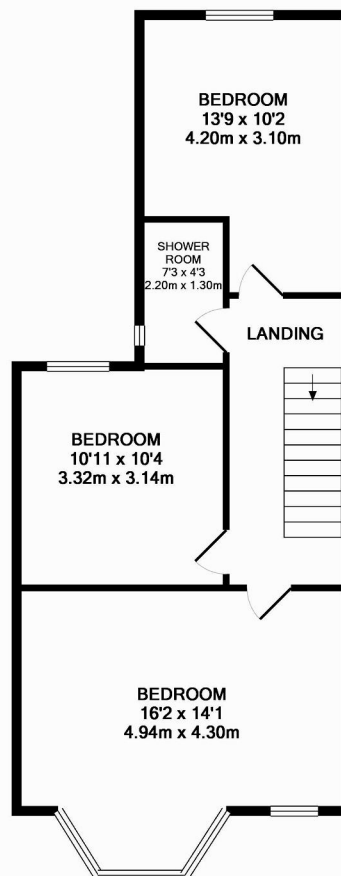
Immaculate Victorian bay fronted family house located in a sought after no through road in West Greenwich. Beautifully presented with well planned interior of four bedrooms two bathrooms through lounge family kitchen/dining room. Loft room and cellar. Pretty landscaped rear garden. Ideally situated within a stones throw of both DLR and Greenwich stations and a short walk to the Royal Park, the shops of Greenwich Village and town centre.



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 122 SQ.FT.  
(11.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 619 SQ.FT.  
(57.5 SQ.M.)

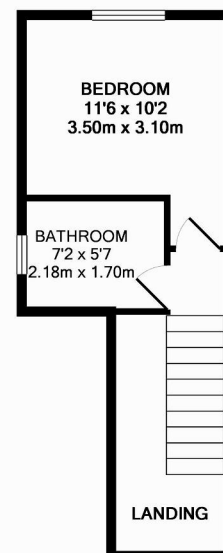


1ST FLOOR  
APPROX. FLOOR  
AREA 549 SQ.FT.  
(51.0 SQ.M.)

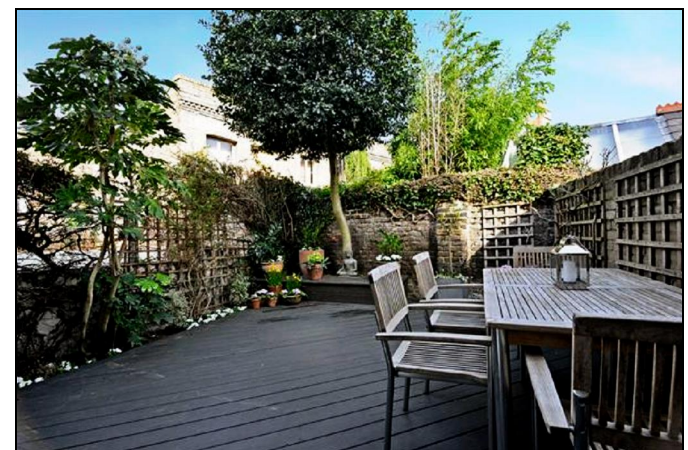
TOTAL APPROX. FLOOR AREA 1509 SQ.FT. (140.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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2ND FLOOR  
APPROX. FLOOR  
AREA 217 SQ.FT.  
(20.2 SQ.M.)



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 ARRANGEMENTS STRICTLY THROUGH  
KERSHAW'S ON 0208 297 2922**

Solid panelled wood entrance door into:

#### RECEPTION ENTRANCE HALL

Original ceiling cornice and arch moulding. Solid oak flooring and cast iron radiator. Stripped pine doors.

#### THROUGH RECEPTION ROOM

Square bay window to the front with sealed double glazed sash windows. Marble mantelpiece surrounding open fire. Extensive custom made full height bookcases and storage with some integral lighting. Original ceiling cornice and ceiling roses. French doors opening out onto the garden. Solid oak flooring.

#### KITCHEN BREAKFAST ROOM

Double aspect room set at the rear of the house, windows to the side and rear. Door opening out to the rear garden. Fitted pale grey units with chrome fittings. Extensive storage, open shelving and full size larder cupboard. Integrated dishwasher. Stainless steel Smeg six ring hob and separate oven. Integrated fridge. Plumbing for washing machine. Complimentary ceramic tile flooring.

#### CELLAR

Provides excellent storage. Space for freezer and plumbing for tumble dryer.

Stairs up to half landing into:

#### BEDROOM FOUR/ STUDY

Currently used as a study. A range of custom built units, large desk and shelving above. Solid oak flooring. Sash window to the rear overlooking the garden and the Greenwich Town Hall clock tower. Original very pretty open fireplace. Cupboard housing the boiler.

#### SHOWER ROOM

Contemporary shower with slate tiled shower cubicle. Fixed rain shower head and separate hand held shower attachment and glass door. Concealed flush wc. Wall mounted square wash hand basin with single mixer tap. Small flick window to the side. Heated towel rail/radiator. Slate tile flooring. Mirror fronted cabinet with integrated lighting.

FIRST FLOOR LANDING. Cupboard housing the hot water cylinder and time switch.

#### MASTER BEDROOM

Set at the front with a wide sealed double glazed angle bay window and additional sash window. Original period fireplace surround. Extensive range of custom built wardrobes, shelving, chest of drawers, tallboys and cupboards. Cleverly designed to maximise the space. Original ceiling cornice.

#### BEDROOM TWO

Sash window to the rear overlooking the garden. Original period fireplace surround. Ceiling cornice. Radiator. Access to the loft.

Stairs up to second floor half landing

#### BEDROOM THREE

Set at the rear of the house. Sash window overlooking the garden. Custom built-in base cupboard. Original ceiling cornice. Radiator.

#### BATHROOM

Contemporary white suite with chrome fittings. Panel bath with Axa fill and separate hand shower. Wall mounted wash hand basin and concealed flush wc. Ceramic tiled flooring. Limestone tiled shelf. Custom built mirror fronted storage. Heated towel rail/ radiator. Sand blasted sash window to the side.

#### LOFT ROOM

Accessed via bedroom two with pull down custom built ladder. Velux roof light to the rear. Large eaves storage cupboards. Power and light.

#### EXTERIOR

Very pretty walled rear garden with lots of surrounding trees, shrubs and flowers with lighting. Outside tap.

