



Short Let Vanbrugh Conservation Area

£5,000 pcm

Short let minimum 2 month stay for families remodelling their homes, in transition or insurance claim accommodation recipients A delightful period coach house extended to create a two storey, detached family home with 3 Receptions, large family Kitchen/Diner, Second Kitchen, 5 Bedrooms, Garage and Drive as well as option for Greenwich off street parking. Renovated internally in 2021 with new features this will appeal to the discerning family looking for the look of a period home with a contemporary feel internally. It is a 5-10 minute walk to Greenwich Park. The property enjoys exceptional privacy with high walls all round and electric gates operated by remote control. Rear Ground Floor Bedroom with En-Suite Bathroom and own Reception perfect

- Divine 5 Bed Period Family House
- Completely re-painted, renewed September 2021
- Driveway and own Garage
- Perfect Nanny Annex



Property Description

The area in which the Coach House is situated is called the Vanbrugh Park Conservation area and it forms part of the South East Comer of Blackheath (Postcode SE3) which in turn is in the Borough of Greenwich in South East London. The conservation area and many of its streets were named after Sir John Vanbrugh (1664-1726) who is best know for English Baroque architecture and the designer of Blenheim Palace and Castle Howard. The Blackheath connection was his home, Vanbrugh Castle, which he designed and modelled in the style of the French Bastille (where he was imprisoned for part of his life). The Conservation area consists of protected woodlands and mostly period homes with strict planning codes preserving the beauty of the prevailing architecture on undulating topography. While the area is mostly residential, pedestrian access to shopping and food could not be easier. A five minute walk is the area known as Blackheath Standard which is essentially a "'Common or Square' surrounded by local shops and restaurants as well as a Marks and Spencers. Close by is also the largest shopping strip mall in the South East at Bugsby's Way, while for quaint and picturesque places to eat and drink do visit Maritime Greenwich or Blackheath Village. The area is also well connected. Westcombe Park Station is about 5 minutes walk from the property, providing a 15 minute overland train commute to Trafalgar Square/Charing Cross, while buses can whisk you over to Greenwich North Station (Jubilee Line) in as little as 7 minutes and thereafter it is only TWO stops to Stratford. The Docklands Light Railway (DLR) can be accessed in Greenwich. Notwithstanding the above, the property is a five to ten minute walk to the Greenwich Park.

Hardy Road is a short North to South Road running from Beaconsfield Road to Westcombe Park Road. The housing stock consists of mostly period detached and semi-detached houses with land and foliage. There is low vehicular traffic density and footfall is low given residential location.

Description

GROUND FLOOR

- Front Reception with French doors opening out to the front garden
- Music Room/Library
- Family Kitchen/Diner
- Family Room with two sets of double doors opening out to the garden
- Study/Office
- Utility Room and Guest WC
- Guest Bedroom 5
- En-Suite WC and shower
- Second Kitchen

FIRST FLOOR

- Master Bedroom 1
- Bedroom 2 with large southwest facing terrace
- Bathroom (WC, bath and shower)
- Bedroom 3
- Bedroom 4
- Bathroom (WC and shower)

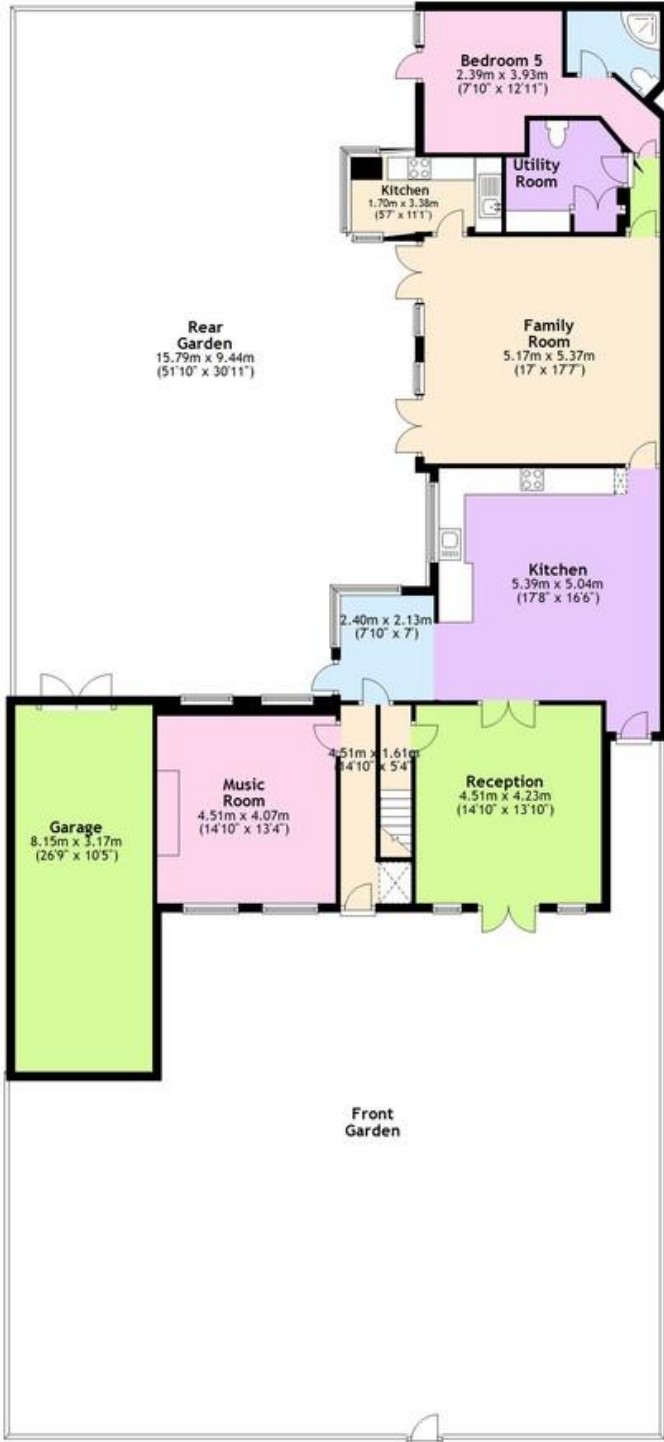




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

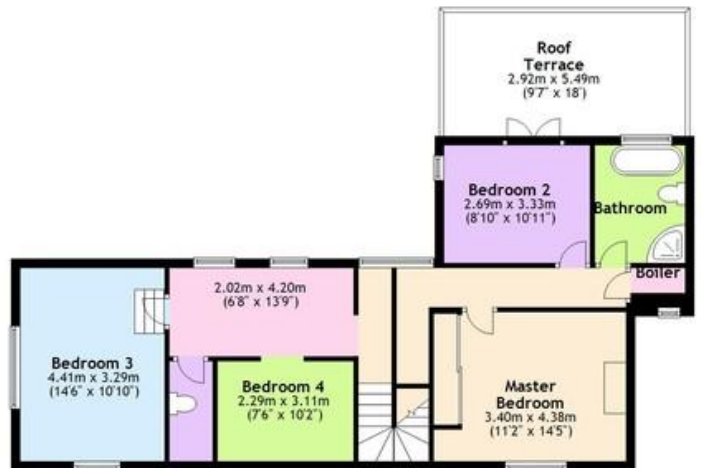
Ground Floor

Approx. -6.1 sq. metres (-65.8 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



655 Commercial Road, London, E14 7LW

Disclaimer

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