



**Crooms Hill, Greenwich, SE10 8HD**

**£ Leasehold**

A wonderful conversion flat, the hall and semi-basement floors of this beautiful mid-nineteenth century house directly facing Royal Greenwich Park. On the hall floor is a magnificent open-plan reception space measuring 37'x 16' with windows towards The Park at the front, and into the private, west-facing, courtyard garden at the rear. This is accessed by a door and a few steps down from the small but nicely fitted kitchen. Downstairs there are two very large bedrooms, and generous hallway, the bathroom and copious storage.

**The Accommodation Comprises:**

Entrance Hall, 37' Double Reception Rooms, Kitchen, Two Bedrooms, Bathroom, Private Garden, Gas Central Heating, No Chain.

**EPC: C**

**COUNCIL TAX BAND: G (Greenwich)**

**LEASE: 999 Years**

**GROUND RENT: £0**

**MAINTENANCE: £4949.25 p.a.**

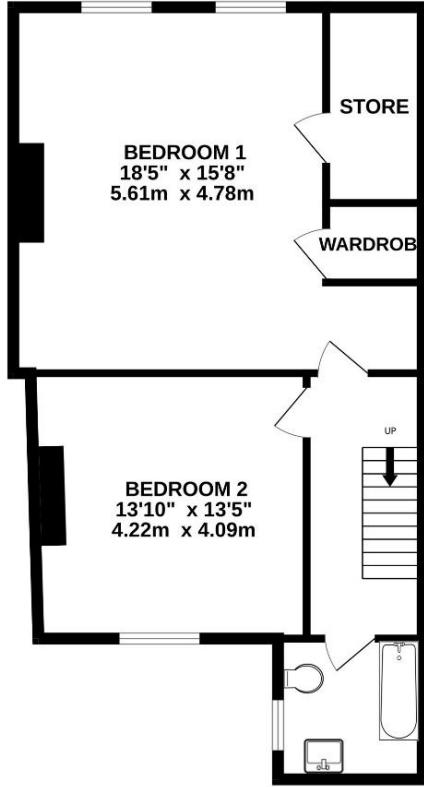




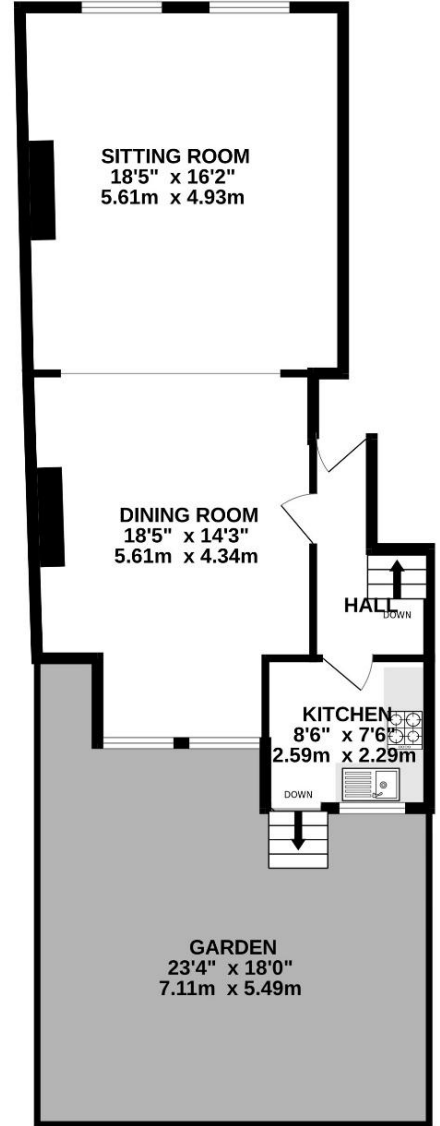
**Viewing strictly by appointment through Comber & Company 020 8318 9666 [sales@comberandco.co.uk](mailto:sales@comberandco.co.uk)**

**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.**

SEMI-BASEMENT  
672 sq.ft. (62.5 sq.m.) approx.



HALL FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

