



A superb three storey family home which offers approximately 1,300 sq ft of living space. The current vendors have extensively extended the property and have tastefully refurbished the interior

Prince Henry Road, London, SE7

£625,000 Freehold

savills

- Large 3 storey family home
- Tastefully refurbished throughout
- Off street parking
- 2 large outbuildings
- No onward chain

Description

Highly impressive four bedroom family home which offers approximately 1,300 sq ft of living space arranged over three floors. The property has been extensively extended to really enhance the living space, and the current vendors have spent considerable money tastefully upgrading the interior. Upon entry there is a downstairs cloakroom, a spacious lounge, a highly impressive re-fitted kitchen / diner with large skylights flooding the room with natural light, and 4th bedroom, which could be used as a potential study area.

To the upper floors there are three double bedrooms, two luxurious bathroom suites, and plenty of storage space. There is also a good sized rear garden, two large outbuildings, and secure off street parking accessed via wrought iron gates.

Local Information

Prince Henry Road is located within just a few minutes of Shooters Hill Road which offers access to a variety of shops and restaurants. Charlton street station is positioned just 0.8 miles away, and there is easy access to the A2, providing a direct route into Canary Wharf and beyond.

All times and distances are approximate.

Tenure

Freehold

Local Authority

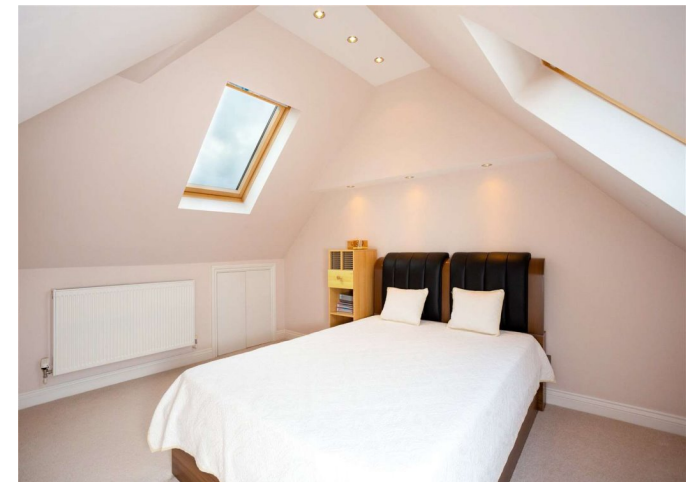
Royal London Borough Of Greenwich

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.
Telephone: +44 (0) 20 7531 2530.





Prince Henry Road, London, SE7
Gross Internal Area 1,348 sq ft, 125.2 m²
Outbuildings 197 sq ft 18.3 sq m

Ben Butler
Canary Wharf
+44 (0) 20 7531 2530
ben.butler@savills.com



Approximate Area = 125.2 sq m / 1348 sq ft (Excluding Eaves)
Studios = 18.3 sq m / 197 sq ft
Total = 143.5 sq m / 1545 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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