



Franklin Place, London, SE13

Guide price of £800,000 - £850,000 *Freehold*

5  2  3 

A rare and substantial four-storey townhouse spanning 1,495 sq ft providing five double bedrooms, three bathrooms, and situated a short walk from both Elverson Road and Deptford Bridge DLR. Greenwich Station, the Royal Park and Historic Greenwich Village are within ten minutes.

KEY FEATURES

- five double bedrooms
- kitchen diner
- utility room
- south facing garden
- off street parking
- very close to station and DLR
- close to Greenwich town centre



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The house provides an excellent amount of space and flexibility, making it ideal for families, sharers or those looking for a generous home close to Greenwich and excellent transport links. The ground floor is centred around a spacious kitchen/dining room, creating a natural everyday living and entertaining space, with direct access out to the rear garden. There is also a useful separate utility room and a cloakroom.

On the first floor, there is a large reception room, providing a lovely bright living space, together with a double bedroom which could equally work well as a home office or guest room. The second floor offers two further double bedrooms, both with built-in wardrobes, one of which benefits from an en suite shower room, along with a separate family bathroom.

The top floor continues the excellent accommodation with two additional double bedrooms and a further bathroom, giving the house a particularly practical layout for larger families or anyone needing flexible working-from-home space.

To the rear is a delightful 35ft south-facing garden, offering a lovely private outside space for relaxing or entertaining. The property also benefits from double glazed windows, gas fired central heating and an allocated parking space.

Franklin Place is a very convenient location with both Elverson Road and Deptford Bridge DLR stations within approximately 350 metres, while Greenwich mainline station is around 690 metres away. Historic Greenwich, Greenwich Park and the many shops, restaurants and amenities of Greenwich town centre are all within easy reach, with Blackheath Village also close by.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date: n/a
Does the property have flood defences: Property does not have flood defences



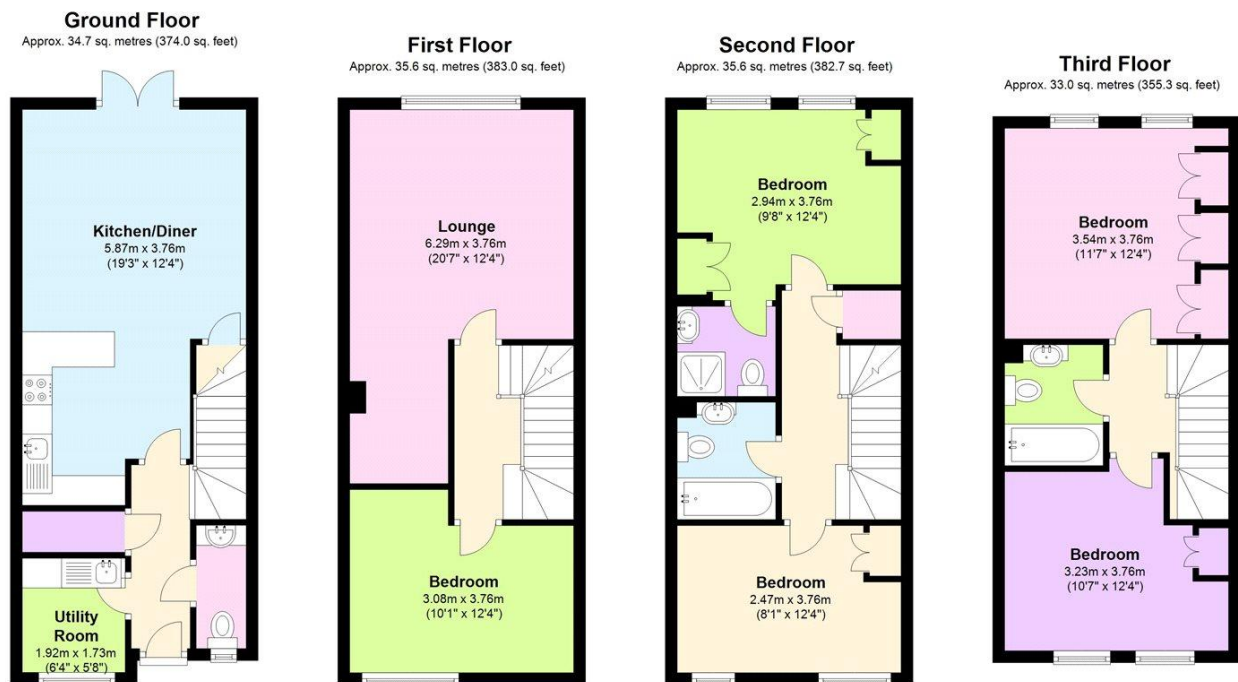
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260237>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Total area: approx. 138.9 sq. metres (1494.9 sq. feet)

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