



Admirals Gate, Greenwich, London SE10 8JX





# Admirals Gate, Greenwich, SE10

## Freehold

*Set within Greenwich's desirable Ashburnham Triangle Conservation Area, Admiral's Gate is a peaceful, secure gated development of just 14 houses*

### Key Features

- 5 Double bedrooms
- 3 Bathrooms + separate WC
- Integrated garden and parking
- Low maintenance garden
- Council Tax: **G**
- West Greenwich location
- Walk to mainline and DLR
- Light and spacious
- No onward chain
- EPC: **C**

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### The Property

It's a blink and you'll miss it private enclave that few know is there, located directly off Guildford Grove and less than a 10-minute walk from Greenwich Town Centre and Greenwich station.

Built in the late 1990s, the houses are set around an attractive and well-maintained paved area whose lack of through traffic makes this an ideal place for families with young children.

Architecturally, the houses are designed to mirror the Victorian terraces of Guildford Grove, with their low railings, yellow stock brick facades with white stucco surrounds, and recessed front doors to provide a sheltered entrance. The added beauty of Admiral's Gate is that these properties, built in the late 1990s, are designed for modern family living. The vendors of No. 3 Admiral's Gate have taken this a few steps further, however, by undertaking a meticulous renovation of the property that will ensure it is futureproofed for its next owners for many years to come.







## Step Inside

The ground floor features an extended, open-plan space that – thanks to complex engineering that saw the steel beams buried within the walls – provides an uninterrupted kitchen/dining room and living space of 34'3" x 18'2" (10.45m x 5.54m) with solid oak flooring throughout.

Three large skylights provide natural daylight into the spacious kitchen, which has matt grey units, 30mm granite countertops and a long island/breakfast bar that comfortably seats four. The refrigerator, oven, combi microwave-oven and dishwasher were all newly installed in 2023.

As part of the vendors' meticulous renovation project, which has futureproofed the property for its next occupants' needs for years to come, there is new electrical wiring and plumbing throughout, including a new boiler and water cylinder in the garage – to free up space inside the house – and new underfloor heating in every room. The security system was installed in 2024, all windows were removed and repaired and all space between the floors insulated to soundproof every room.

The kitchen and dining room merge seamlessly into the living room, which benefits from natural light from a wide window overlooking the close, and views to the rear garden through stylish black-framed bifold doors in the kitchen.



## First Floor

The three double bedrooms on this floor all have a calming neutral décor and carpeted floors. Bedroom 1 (11'8 x 10'9) also has a built-in wardrobe and an ensuite shower room with WC, white vanity unit and light and dark grey tiling.

Bedroom 2 measures 10'9" by 9'11" and bedroom 3 is 11'7 x 9'1, also with its own ensuite white and pale grey bathroom, with a bath, WC and sink.

All three bedrooms have been wired with ethernet cable, allowing the rooms to be used as offices or bedrooms that can accommodate smart TVs and games consoles.

Also on the first floor is a sparklingly fresh, white utility room with the washer and dryer both installed in 2023. Two large cupboards on the floor – both new additions added by the vendors – solve any storage issues.

The vendor says: "The extension above the garage extends about one metre beyond the front of the garage, which provided us with additional space to build a bedroom and bathroom in the extension."



## Second Floor

Five-bedroom houses are a rarity in Greenwich - modern five-bed houses even more so - but upstairs on the second floor are two further double bedrooms. The larger one has ethernet cabling and an ensuite shower room.

The smaller one is designed as a home office, with two ethernet outlets for a computer and TV, but equally suited as a cosy fifth bedroom. This room also has a hidden cupboard, with electrical supply, for a modern safe.



## On your doorstep

The safety and quietness of this gated development make it an ideal home for a downsizing couple or a family with young children. Equally, there is much within walking distance to ensure that even older offspring will never tire of living in this sought-after residential area of Greenwich.

It's a 10-minute walk to Greenwich Station, which has rail services to London Bridge and Cannon Street, and DLR services to Canary Wharf and Bank. Or head to Greenwich Pier and travel into central London – or east to the O2 Arena – by Uber Boat.

Also within an easy stroll are a Sainsbury's Local and Aldi supermarket, the Picturehouse Cinema, Greenwich Theatre and many restaurants, cafes, shops and pubs (the nearest of which, the popular Guildford Arms, much loved in summer for its garden, is one minute's walk from the house). Or wind your way along such historic streets as Royal Hill and Gloucester Circus to glorious Greenwich Park.

## Schools

The closest primary school, less than 500 yards from Admirals Gate, is Morden Mount, and James Wolfe's two campuses are within a 10-minute walk. The nearest secondary school is St Ursula's Convent School for girls. Blackheath's private schools are also within easy reach, including Blackheath Prep, Pointers, and Blackheath High School Juniors and Seniors.



# Greenwich

Greenwich SE10 is a historic and culturally significant area located in southeast London.

UNESCO World Heritage Site: The Greenwich Maritime World Heritage Site includes several notable landmarks:

The Royal Observatory

The National Maritime Museum

The Old Royal Naval College

The Queen's House

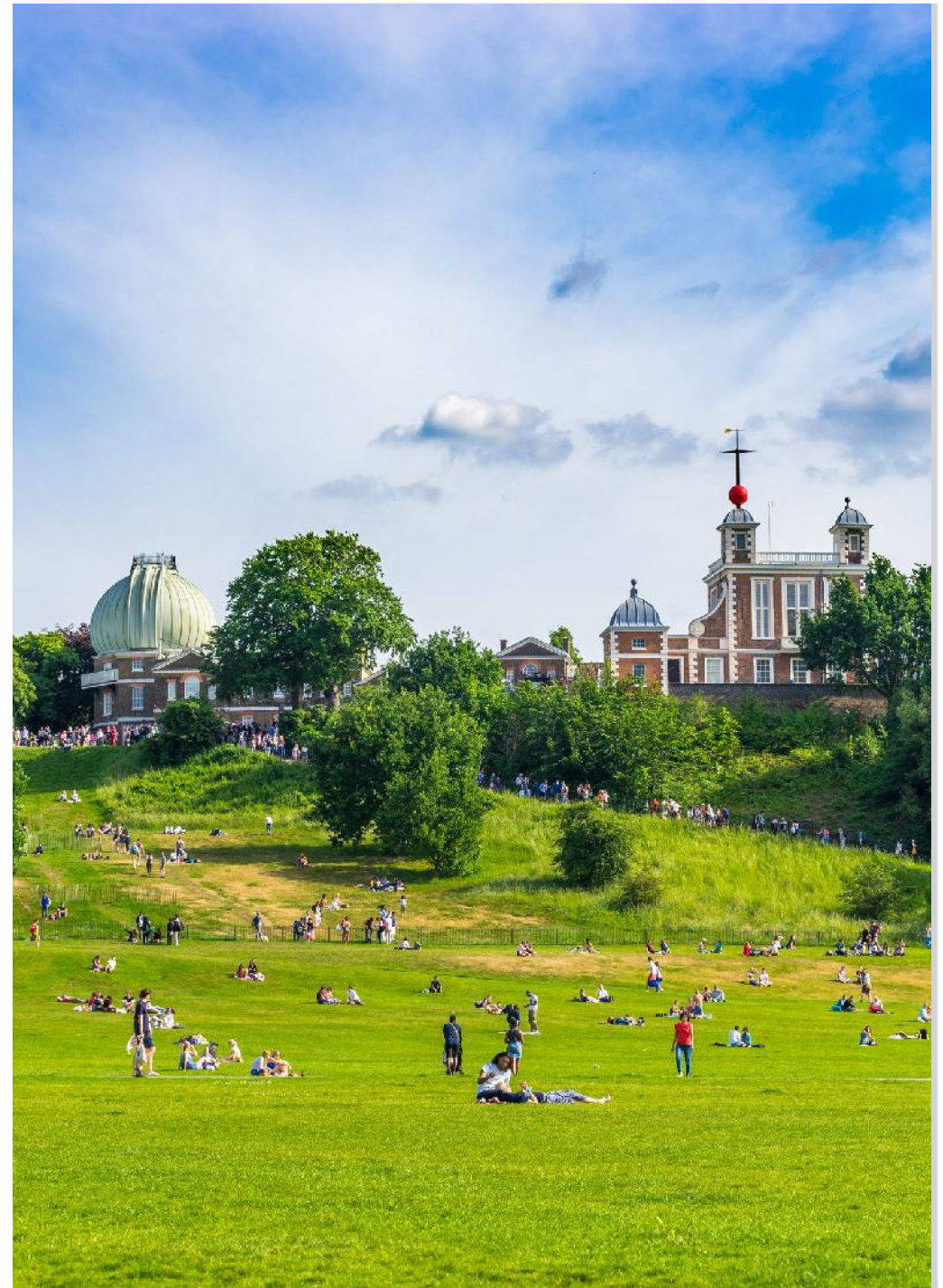
Greenwich Park: One of London's largest and oldest Royal Parks, offering beautiful views of the city skyline.

Greenwich Market: A popular covered market known for its arts, crafts, antiques, and food stalls.

Cutty Sark: The world's only surviving tea clipper ship, now a museum and tourist attraction.

Cultural significance: Greenwich has been featured in numerous films, TV shows, and literature due to its picturesque setting and historical importance.

Greenwich SE10 is a popular destination for both tourists and locals, offering a blend of history, culture, green spaces, and modern amenities. Its unique position as the home of the Prime Meridian makes it a globally significant location in terms of timekeeping and navigation.











## The Garden

The thoughtful upgrading of this whole house extends to the garden, which has an artificial grass lawn, new fencing with attractive uplighting and a new waterproof brick wall. Gardeners will also appreciate the mature palm on the decking and outdoor faucet to make easy work of watering plants.

There is no detail in this house's renovation that has gone unattended by its current owners. They have even ensured that rainwater drains away, thanks to the slightly sloping base beneath the lawn, to avoid having a soakaway in the garden.











# Admirals Gate

Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196010)

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