

# INIGO



## *West Grove*

LONDON SE10

SOLD

This wonderful two-bedroom apartment is positioned on West Grove, an ancient lane in the heart of Greenwich, a short distance from Blackheath and Greenwich Park. The apartment occupies a portion of a significant Grade II\* listed building and extends over 950 sq ft. Residents have access to one of the largest private gardens in Greenwich, formerly the tennis courts of the Carlton Club.

Thoughtfully re-imagined under the current ownership, this exceptionally well-executed apartment respects and celebrates its refined original features while creating a home suitable for contemporary living.

*We've written about life here in more depth.*

## *West Grove*

LONDON SE10

SOLD



### *Setting the Scene*

The building has had a phenomenally rich and intricate history over the past three centuries. This began in 1701, when John Hoare (of the Hoare banking family) commissioned it as a country residence within close proximity of the City of London. There is little doubt that he would have found the vista looking across to the Docklands deeply satisfactory. It was sold circa 1750 to the Grote family, handsomely portrayed by Joshua Reynolds, who created the building as it is today. By the end of the 18th century, it was home to Commander William Larkins of the East India Trading Company, who fashioned the second floor as a private observatory, taking full advantage of the overlook.



### *The Grand Tour*

The building lies within peaceful, leafy surroundings. The second-floor apartment is accessed via a large formal hall and staircase with beautifully executed plaster relief work. The entrance opens to a wide private hallway, with two bedrooms and a bathroom adjacent.

A half-flight of stairs leads to the large reception/dining room; wonderfully proportioned, the room extends over 20 x 30 ft. The gas fire is surrounded by a period-correct Carrara marble mantle; dark hardwood floors give the space a dash of current sensibility. The contemporary kitchen by Bulthaup is a beautifully bright space with an island at its core, creating a highly sociable spot for entertaining.

The apartment benefits from multiple aspects and has unparalleled views over Greenwich Park and Inigo Jones's Queen's House. Expansive views of the Docklands, Central London and Blackheath lie beyond.

The main bedroom is beautifully proportioned. A bright space lying within the early fabric of the building, it retains its handsome 18th-century panelling. Across the hall is the second bedroom, which has far-reaching views over Blackheath. The bathroom is clad in Welsh slate and has underfloor heating.

### *The Great Outdoors*

The expansive communal gardens are terraced and have commanding views over London's iconic skyline. Large enough to get happily lost in, they provide ample space for alfresco dining and garden sports.

## *West Grove*

LONDON SE10

SOLD



### *Out and About*

The house is very well located, just a 10-minute walk from the centre of Greenwich and a couple of minutes from the open expanses of Blackheath and Greenwich Park. The pretty old town, famous for its maritime history, has an excellent selection of restaurants, pubs and shops, as well as a Picturehouse cinema and a theatre. The Old Royal Naval College, designed by Sir Christopher Wren in the 18th century, hosts a popular programme of events in the gardens, including concerts, an open-air theatre and a jazz festival.

The closest station is Greenwich, running services to Canary Wharf and Bank on the DLR and rail services to London Bridge and London Cannon Street (taking eight minutes and 12 minutes respectively). The Thames Clipper can be boarded from Greenwich Pier and runs services to Westminster in one direction and the O2 Arena in the other.

Tenure: Leasehold

Lease Length: approx. 148 years remaining

Service Charge: approx. £2000 per annum

Ground Rent: approx. TBC



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.