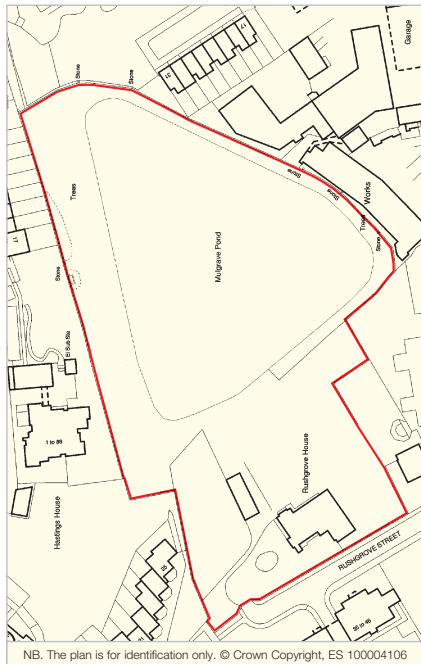


## London SE18 Rushgrove House and Land, Rushgrove Street, Woolwich SE18 5DD

- **An Attractive Freehold Grade II Listed Period House**
- Planning Permission for an Additional Six x Mews Houses and Subdivision of Existing House
- Extending to Approximately 743 sq m (8,000 sq ft)
- Occupying a Site Area of Approximately 1.55 Hectares (3.84 Acres)
- Including Mulgrave Pond



### To View

The property will be open every Wednesday and Saturday before the Auction between 10.00 – 11.00 a.m. (Ref: DK).

### Seller's Solicitor

Messrs Hutchins and Co (Ref: Ms T Maloney).  
Tel: 0208 986 3911 Fax: 0208 986 8252.  
Email: [tmaloney@hutchinsandcosolicitors.co.uk](mailto:tmaloney@hutchinsandcosolicitors.co.uk)

**VACANT –  
Freehold Grade II Listed House**



**Tenure**  
Freehold.

### Location

The property is accessed at the end of Rushgrove Street which is approached from Artillery Place. The extensive shopping facilities of Woolwich town centre are approximately half a mile to the east. Woolwich Arsenal Station provides a regular service to London City Airport. It also serves the area with services to London Charing Cross via Lewisham and London Cannon Street via Greenwich. Woolwich Dockyard Station also serves the area. The free Woolwich ferry service operates across the River Thames to North Woolwich during the day until 8pm on weekdays. The nearby A2 is to the south and provides direct access to the M25 Motorway eastbound.

### Description

Rushgrove House was originally built in 1815 and was extended in 1857. The property comprises a detached house arranged over lower ground, raised ground and two upper floors. The property benefits from off-street parking, surrounding gardens and includes the locally famous 'Mulgrave Pond'. The owners have stocked the pond with carp and tench.

### History

Rushgrove House is a fine Grade II Listed Georgian house originally constructed circa 1815, which formerly served as the residence of the Artillery Commander, General Sir Anthony Blaxland Stransham, in 1855. Included within the ground is Mulgrave Pond, a historical landmark. The House has always retained a historical connection with the military occupation of the wider Woolwich Common area, and Mulgrave Pond formerly provided water to the Artillery Garrison and Arsenal.



### Planning

Planning permission (Ref: 13/0644/L) was granted on 1st October 2013 for the 'demolition of existing conservatory and erection of replacement, subdivision of existing Grade II Listed dwelling house to form 1 x 5 bedroom and 1 x 4 bedroom dwelling houses together with the demolition of two sections of wall to the north of the house, the formation of a new vehicular entrance gate and access in the curtilage listed boundary wall and erection of a mews of 6 houses (1 x 2 bedroom, 1 x 5 bedroom and 4 x 4 bedroom), 6 store buildings and a garden and bin store.' Plans and planning permission documents are available from the auctioneers upon request. Please email [jimmy.bruce@allsop.co.uk](mailto:jimmy.bruce@allsop.co.uk)

The total NIA for the new build scheme is approximately 1,007 sq m (10,839 sq ft)

House A – 76.5 sq m	House B – 231 sq m
House C1 – 158 sq m	House C2 – 158 sq m
House D – 181.5 sq m	House E – 202 sq m

### Accommodation

**Ground Floor** – Entrance Hall, Porch, Five Rooms, Conservatory, Bathroom, Separate WC

**First Floor** – Six Rooms (One with En-Suite Bathroom), Two Further Bathrooms, Separate WC

**Second Floor** – Three Rooms, Bathroom

**Lower Ground Floor** – Five Rooms, Kitchen, Separate WC

Existing and approved proposed plans are available from the Auctioneers. Please email [jimmy.bruce@allsop.co.uk](mailto:jimmy.bruce@allsop.co.uk)

**Site Area Approximately 1.55 Hectares (3.84 Acres)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



