



West Parkside | London, SE10 0RU



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Asking Price £450,000

Leasehold

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## West Parkside, London

Beautifully presented two bedroom two bathroom ground floor flat located on the popular Greenwich Millennium Village development.

This lovely apartment briefly comprises entrance hall, large open plan living space with modern fitted kitchen with integrated appliances, peninsula with breakfast bar, doors to private terrace from every room, bedroom with en suite shower and second double bedroom, family bathroom.

Walking distance to The O2 arena, along with the Jubilee line extension, local shops and cable car service. There are communal grounds with an internal courtyard within the development.



## Interior

**ENTRANCE HALL:** Entrance door, laminated wood floor, built in storage cupboard and cupboard housing washing machine, access to all rooms.

**RECEPTION ROOM / KITCHEN:** 6.8m x 5.87m (22'4" x 19'3")  
Two double glazed doors to patio, laminated wood floor, three radiators, open to kitchen, range of modern white wall and base units, built in microwave, oven and electric hob with extractor hood over, integrated fridge freezer, dishwasher, stainless steel sink unit with mixer tap, radiator, breakfast bar.

**BEDROOM 1:** 3.73m x 2.92m (12'3" x 9'7") Double glazed door to patio, laminated wood floor, radiator, built in wardrobe, en suite.

**EN SUITE:** Shower cubicle, wash hand basin, low level WC, partly tiled walls and fully tiled floor, heated towel rail.

**BEDROOM 2:** 4.8m x 2.82m (15'9" x 9'3") Double glazed door to patio, laminated wood floor, radiator.

**BATHROOM:** Panel enclosed bath with shower attachment and glass shower screen., wash hand basin, low level WC, tiled walls and floor, heated towel rail.

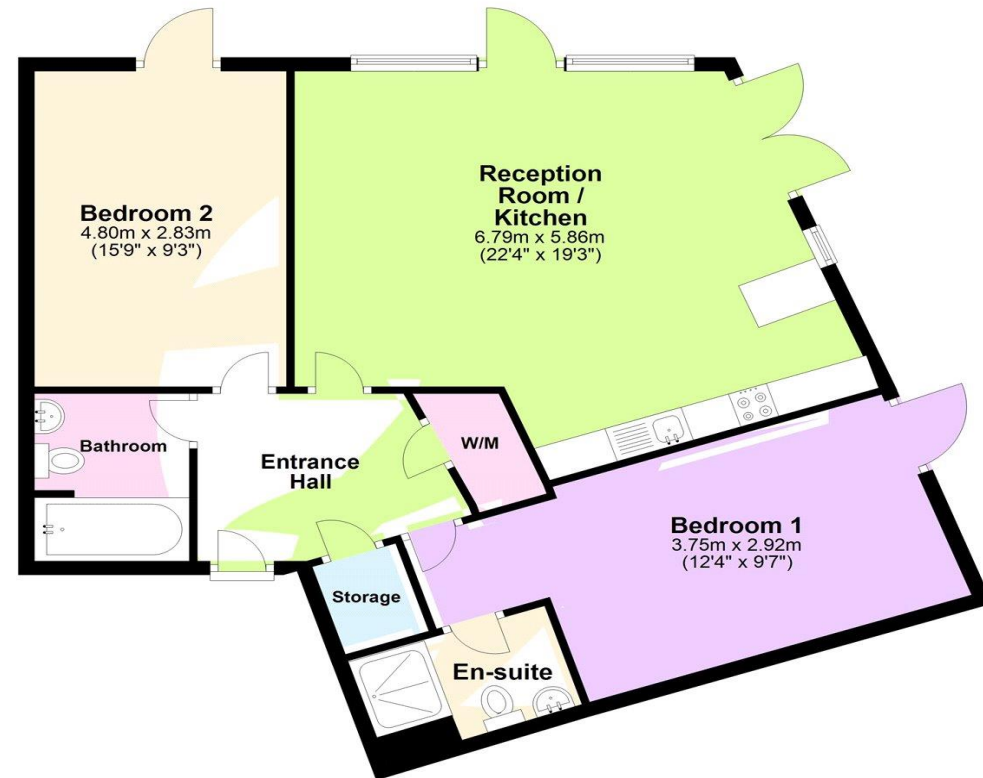
## Exterior

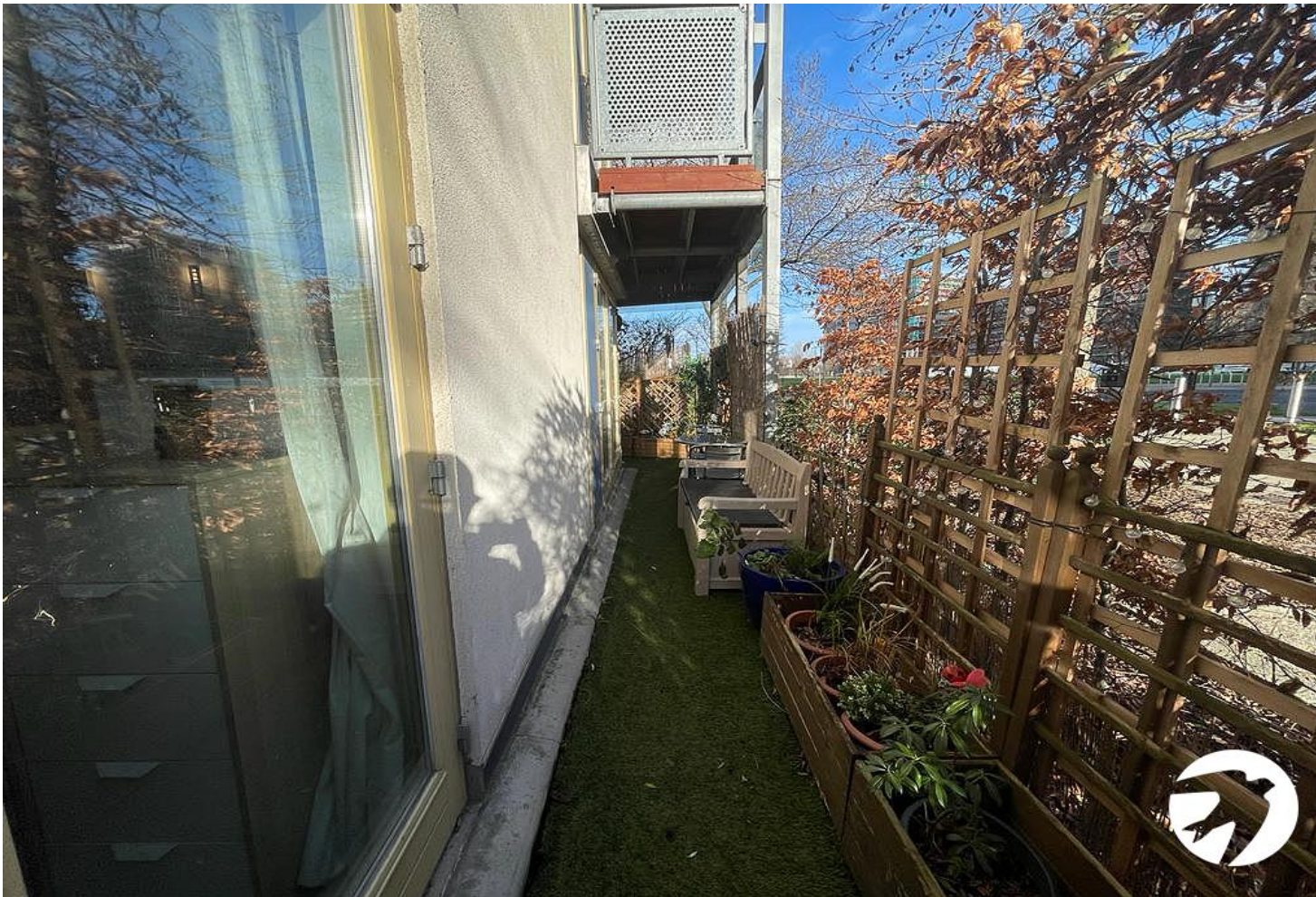
**PATIO:** Paved, access to all rooms.

## Property Features

- Two bedroom apartment
- Open plan living
- Private patio
- 24hrs Concierge on site
- Communal grounds
- Close to transport links, local amenities and O2, parks and schools
- Total floor area: 80m<sup>2</sup>= 861ft<sup>2</sup> (guidance only)

Ground Floor





## Location

You'd be hard pushed to find a town more steeped in maritime history than Greenwich. Its Thames-side location is joined by the Cutty Sark and the National Maritime Museum. Greenwich Park is a Royal open space featuring the Royal Observatory and the prime meridian line.

The town centre is known for its craft and antiques markets, with bars, restaurants and the 'Up The Creek' comedy club attracting residents, tourists and Greenwich University students alike.

## Leasehold Information

Time remaining on lease: 975 years \*

Service Charge: £3,600 per year \*

Ground Rent: £246 per year \*

(\*to be verified by Vendors Solicitor)

## Additional Information

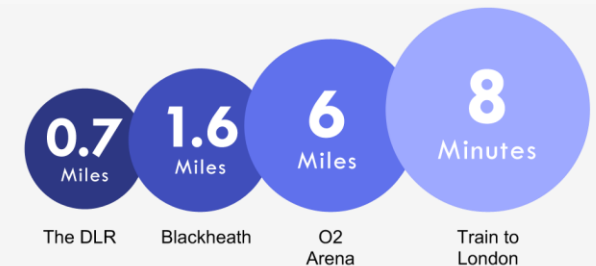
Local Authority: Royal Borough of Greenwich

Council Tax: Band C (£1,520 pa)

EPC Rating: C

## Property Location

West Parkside, London, SE10 0RU



\*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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