



Telegraph Avenue | London, SE10 0TH



Asking Price £650,000

Leasehold

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Telegraph Avenue, London

Stunning two-bedroom apartment on the vibrant sixth floor. Step inside and be greeted by a spacious open-plan living area, perfect for entertaining or relaxing. The sleek, contemporary kitchen boasts integrated appliances and ample workspace. Step out onto your private balcony and enjoy a morning coffee with stunning views or unwind in the fresh air after a long day.

The two well-proportioned bedrooms offer a tranquil retreat, with ample built-in storage for all your belongings. One benefits from a luxurious en-suite bathroom, while a second stylish bathroom serves the rest of the apartment.

But the luxury doesn't stop there. This prestigious building offers 24-hour concierge services, providing peace of mind and assistance whenever you need it. After a long day, invigorate yourself in the on-site, state-of-the-art gym, perfect for maintaining your fitness regime.

This exceptional apartment offers a perfect blend of style, comfort, and convenience. Ideal for professionals or couples seeking a modern and secure living environment, this property has it all.



Interior

Interior

ENTRANCE HALL: 1.44m x 3.30m (4'9" x 10'10") Entrance door, four built in storage cupboards, laminate floor, spotlights, access to all rooms.

RECEPTION ROOM / KITCHEN: 4.11m x 6.23m (13'6" x 20'5") Double glazed floor to ceiling window and double glazed door to balcony, laminate floor, spotlights, open to kitchen, range of modern wall and base units, integrated oven and hob, integrated fridge freezer and slim wine cooler.

BEDROOM 1: 3.11m x 4.35m (10'2" x 14'3") Double glazed floor to ceiling window, fully fitted carpet, built in wardrobe, access to en suite.

EN SUITE: 2.35m x 1.24m (7'9" x 4'1") Walk in shower, wash hand basin, low level w.c., heated towel rail, partly tiled wall and fully tiled floor, spotlights.

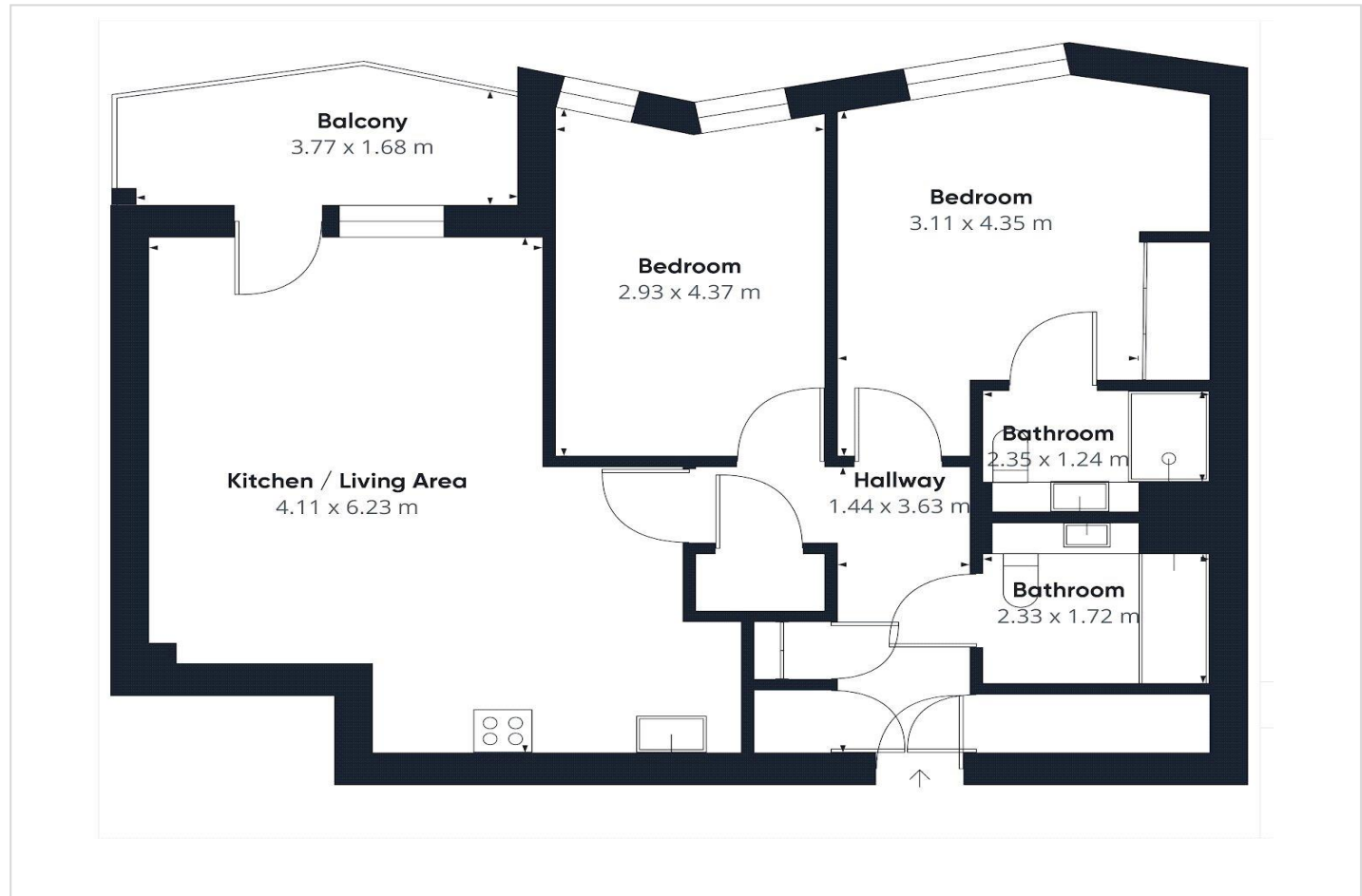
BEDROOM 2: 2.93m x 4.37m (9'7" x 14'4") Two floor to ceiling windows, fully fitted carpet.

BATHROOM: 2.33m x 1.72m (7'8" x 5'8") Panel enclosed bath with shower attachment, rain shower and glass shower screen, wash hand basin, low level w.c., partly tiled walls and fully tiled floor, spotlights, heated towel rail.

BALCONY: 3.77m x 1.68m (12'4" x 5'6") Decked.

Property Features

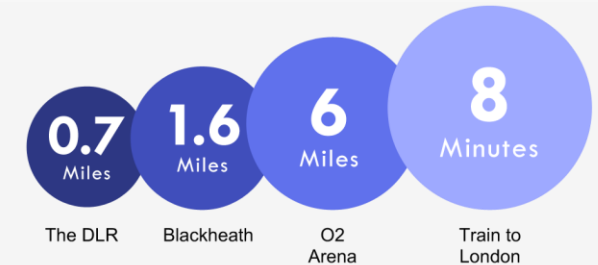
- Two bedroom flat
- Open plan Reception room/ kitchen
- Private balcony with beautiful views across the river to Canary Warth and London
- Communal back gardens
- 24 hrs Concierge
- Lift
- Close to local amenities and transport links
- Total floor area: 78m²= 840ft² (guidance only)





Property Location

Telegraph Avenue, London, SE10 0TH



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

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

Length of Lease: 999 Years from 25th March 2015*
Time remaining on lease: Approx. 989 Years *
Service Charge: £2,650 per year *
Ground Rent: £400 per year*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: Royal Borough of Greenwich
Council Tax: Band D (£1,920.36 pa)
EPC Rating: B

FOR MORE INFORMATION
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