



Greenwich High Road | London, SE10 8GS



Asking Price £520,000

Leasehold

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## Greenwich High Road, London

This stunning two-bedroom flat offers a perfect blend of comfort and contemporary style. The open-plan kitchen reception room is beautifully decorated, creating a bright and inviting living space. The modern kitchen is perfect for both entertaining and everyday meals.

Both bedrooms are well-proportioned and the convenience of two bathrooms provides added functionality.

Step out onto your private balcony and soak in the beautiful views - a true highlight of this property. Perfect for professionals or a couple seeking a stylish and convenient home.



## Interior

**ENTRANCE HALL:** Entrance door, wood floor, entry phone system, built in storage cupboard, access to all rooms.

**RECEPTION ROOM / KITCHEN:** 5.01m x 4.88m (16'5" x 16') Double glazed windows and door to balcony, wood floor, radiator, built in storage cupboard, open to kitchen, range of wall and base units, integrated hob and oven, built in washing machine and fridge freezer, sink unit with mixer tap, kitchen island, spotlights.

**BEDROOM 1:** 3.86m x 2.84m (12'8" x 9'4") Double glazed window, fully fitted carpet, radiator, access to en-suite.

**EN SUITE:** 2.32m x 1.48m (7'7" x 4'10") Shower cubicle, pedestal wash hand basin, low level w.c., partly tiled walls and fully tiled floor, heated towel rail, spotlights.

**BEDROOM 2:** 3.70m x 2.06m (12'2" x 6'9") Double glazed window, fully fitted carpet, radiator, access to bathroom.

**BATHROOM:** 2.46m x 1.87m (8'1" x 6'2") Panel enclosed bath with shower attachment and glass shower screen, pedestal wash hand basin, low level w.c., partly tiled walls and fully tiled floor, heated towel rail, spotlights.

**BALCONY:** 5.28 x 1.48m (5.28 x 4'10") Decked.

## Leasehold Information

Length of Lease: 250 Years from 24th Jun 2017\*

Time remaining on lease: Approx. 243 Years\*

Service Charge: £3,069.46 per Year \*

Ground Rent: £560 per Year \*

(\*to be verified by Vendors Solicitor)

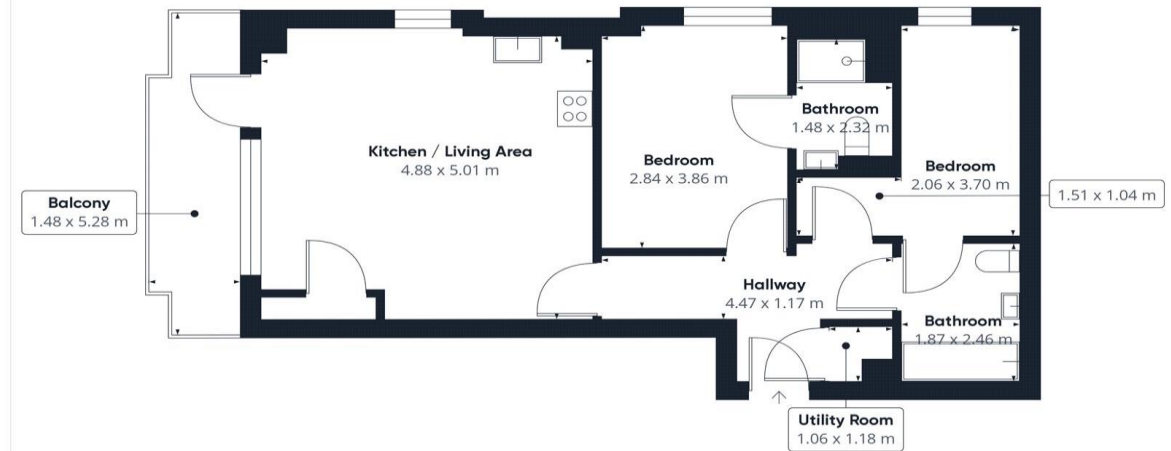
## Additional Information

Local Authority: Royal Borough of Greenwich

Council Tax: Band D (£1,920.36 pa)

EPC Rating: B

EWS1: TBC





## 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.

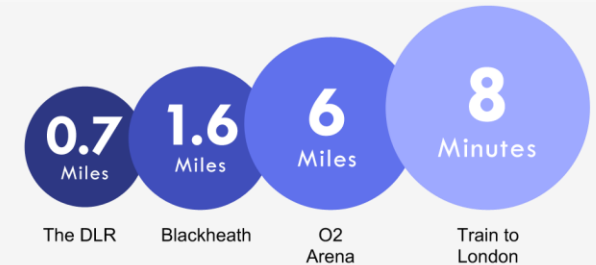
The town centre is known for its craft and antiques markets, with bars, restaurants and the 'Up The Creek' comedy club attracting residents, tourists and Greenwich University students alike.

## Property Features

- Two bedroom flat
- Two bathroom
- Open-plan kitchen reception room
- Beautifully decorated
- Private balcony with breathtaking views
- Convenient location
- Total floor area: 64m<sup>2</sup>= 689ft<sup>2</sup> (guidance only)

## Property Location

Greenwich High Road, London, SE10 8GS



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

FOR MORE INFORMATION  
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