

Annandale Road, Greenwich, London, SE10

2 0 1

£600,000 *Share of Freehold*

Enjoying an enviable position in the heart of East Greenwich, this impressive two-bedroom duplex period conversion combines an abundance of character and charm with spectacular far-reaching views across the City of London and Canary Wharf.

KEY FEATURES

- Two-bedroom duplex period conversion
- Stunning London and Canary Wharf views
- Arranged over two floors
- Bright top-floor reception room
- High ceilings and period features
- Two double bedrooms
- Fitted kitchen





Greenwich

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Arranged over two floors, the property is wonderfully light and airy, with generous proportions, high ceilings and large windows that enhance its attractive period feel. The accommodation includes a superb top-floor reception room, providing a wonderful space to relax and entertain whilst enjoying the striking London skyline and memorable sunsets. There is also a well-appointed fitted kitchen, two generous double bedrooms, one benefiting from built-in wardrobes, and a spacious bathroom.



The location is a particular highlight, with the historic town centre of UNESCO World Heritage Site Greenwich just moments away. Renowned for its rich maritime history and wealth of attractions, Greenwich is home to the magnificent Royal Park and Royal Observatory, the National Maritime Museum and the iconic Cutty Sark. The bustling town centre offers an excellent selection of independent shops, restaurants, traditional pubs and cafés, together with the ever-popular Greenwich Market, creating a vibrant atmosphere throughout the year.

The property is also ideally placed for enjoying the nearby River Thames, whilst the O2 Arena, with its world-class entertainment, shopping and dining facilities, is easily accessible at North Greenwich.



Transport connections are excellent, with Maze Hill mainline station, Cutty Sark DLR and North Greenwich Jubilee Line station all within easy reach, providing convenient connections into Canary Wharf, the City and the wider capital.

Further benefits include a share of freehold and gas central heating. An appealing combination of period character, impressive views and an exceptional Greenwich location, this is a home that deserves an early viewing.

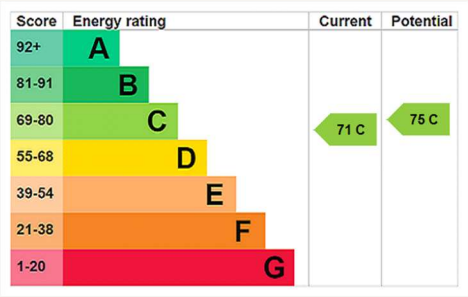
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 109 years
Service Charge: 50/50 split
Ground Rent: NA
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/GRE250175

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



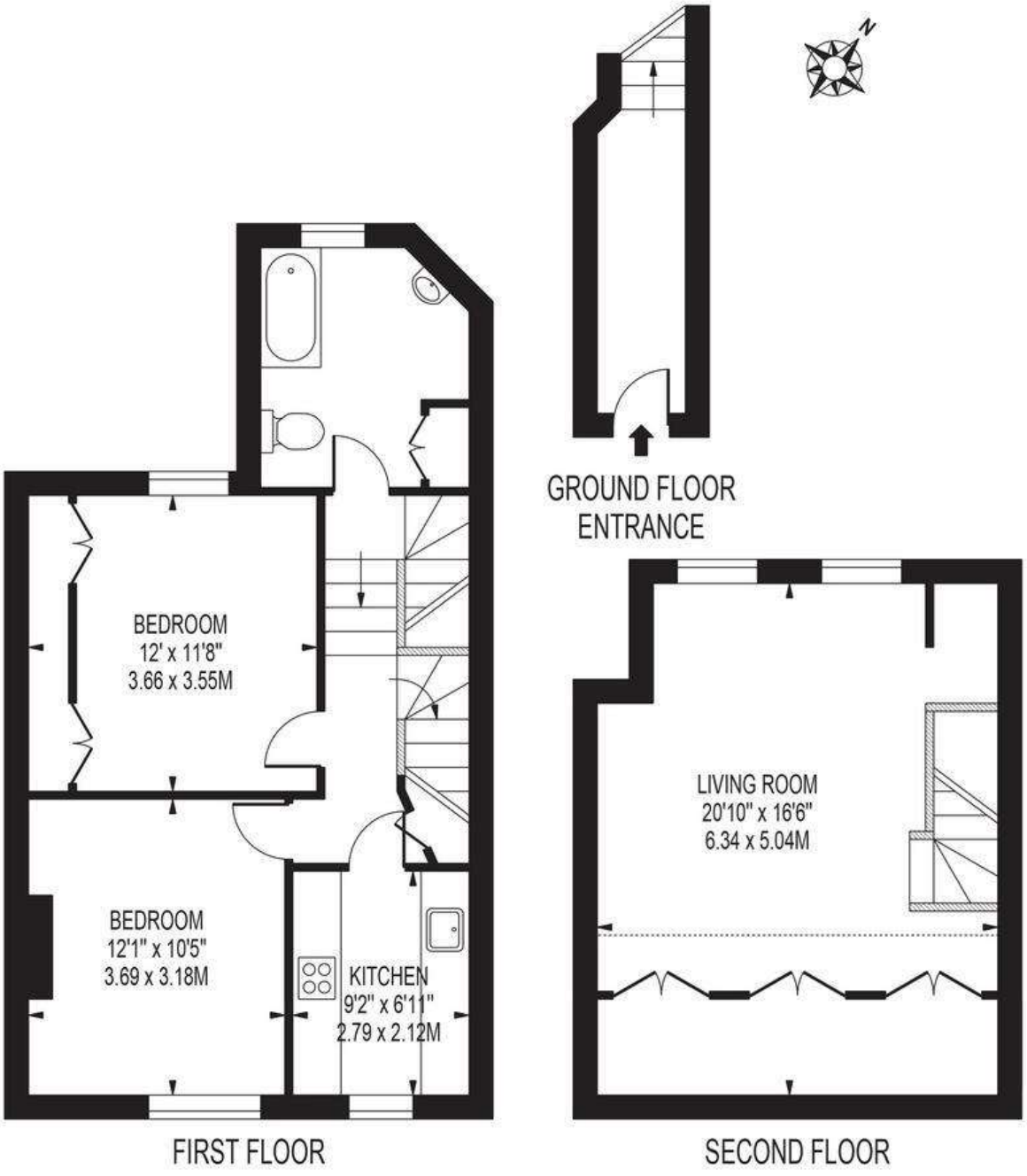






ANNANDALE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **914 SQ FT - 84.91 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: **108 SQ FT - 10.03 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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