

# 14 Hawthorne Crescent, Greenwich, London, SE10

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## Asking Price £375,000 *Leasehold*

We are delighted to offer this exceptional one-bedroom second-floor apartment, measuring approximately 617 sq ft and forming part of the highly sought-after Greenwich Square development in East Greenwich.

### KEY FEATURES

- Exceptional one-bedroom apartment
- Approx. 617 sq ft
- Second-floor position
- Popular Greenwich Square development
- Bright 20ft reception room
- Large private balcony
- Well-equipped open-plan kitchen






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Presented in superb order throughout, the property features a bright and spacious 20ft reception room with direct access to a generous private balcony. The modern open-plan kitchen is particularly well equipped, with an excellent range of fitted units and integrated white goods. There is a good-sized double bedroom with fitted wardrobes, a stylish family bathroom and useful additional storage, including a utility cupboard off the hallway.

Further benefits include underfloor heating, double glazing, a long lease and beautifully maintained communal grounds, which form the centrepiece of this popular development.

Greenwich Square is ideally positioned on the corner of Hawthorne Crescent and Vanbrugh Hill and offers an excellent range of on-site amenities, including Greenwich Leisure facilities and the library, together with a selection of shops and restaurants. Membership to the leisure facilities is available separately. The open spaces of Greenwich Park and the amenities of Greenwich town centre are also within easy reach, with excellent transport links including Greenwich mainline station and DLR services nearby.





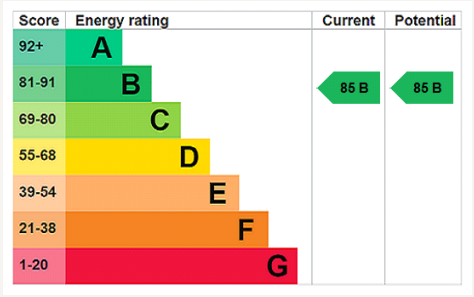
## MATERIAL INFORMATION

**Tenure:** Leasehold
**Term:** 991 year
**Service Charge:** TBC
**Ground Rent:** Peppercorn
**Council Tax Band:** C
**EPC rating:** B
**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

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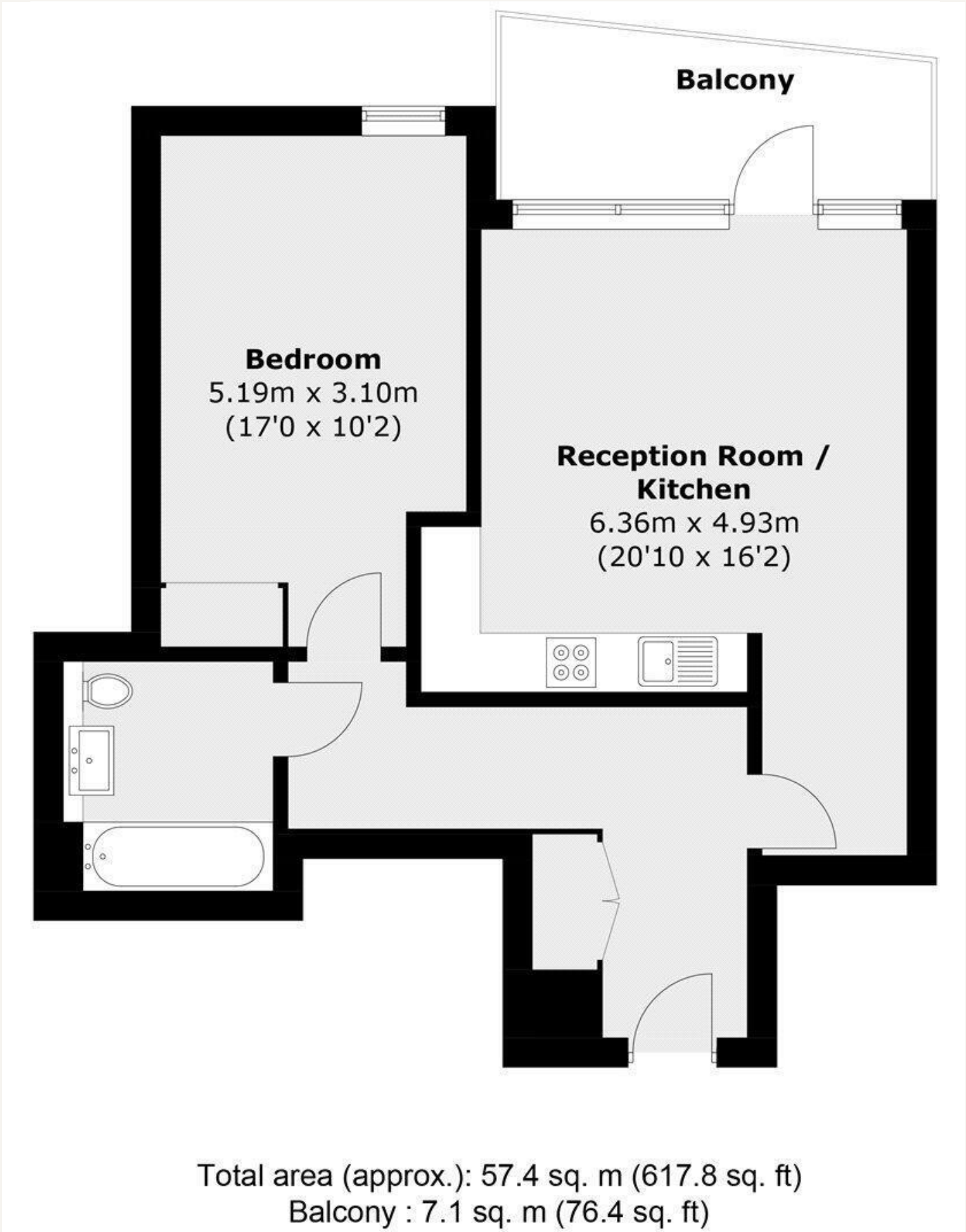
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.












Total area (approx.): 57.4 sq. m (617.8 sq. ft)
Balcony : 7.1 sq. m (76.4 sq. ft)

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