

Blackwall Lane, Greenwich, London, SE10

2 1 1

£425,000 *Leasehold*

A beautifully presented two-bedroom first-floor apartment, forming part of the popular Pelton's development on Blackwall Lane, ideally positioned at the foot of the North Greenwich Peninsula. Measuring approximately 638 sq ft, the property is presented in excellent order throughout and offers a particularly well-balanced modern living space. The property also comes with a secure parking space.

KEY FEATURES

- Two-bedroom apartment
- First-floor position
- Popular Pelton's development
- 638 sq ft
- 17ft reception room
- Secure parking space
- 12ft covered balcony





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The accommodation briefly comprises a generous 17ft reception room with a well-equipped open-plan kitchen, providing an excellent amount of storage and worktop space. The reception room leads directly onto a useful 12ft covered balcony, which also benefits from a valuable outside storage area. There are two well-proportioned double bedrooms and a lovely family bathroom.

The property further benefits from access to a well-maintained communal garden to the rear, adding to the appeal of this popular development.

The location is a particular highlight, with local shops, the River Walk and Royal Park all just moments away. Greenwich town centre is also within easy reach, offering an excellent choice of shops, restaurants, cafés and the bustling Greenwich Market, together with superb transport connections including Greenwich mainline station, DLR, riverboat services and the Jubilee Line at North Greenwich.

The area is also surrounded by some of London's most celebrated attractions, including the UNESCO World Heritage Site at Maritime Greenwich, the National Maritime Museum, Cutty Sark and Greenwich Park, while the O2 Arena and its world-class music and entertainment venue are also close by.

An excellent opportunity to acquire a spacious and well-presented two-bedroom apartment in a highly convenient and increasingly popular





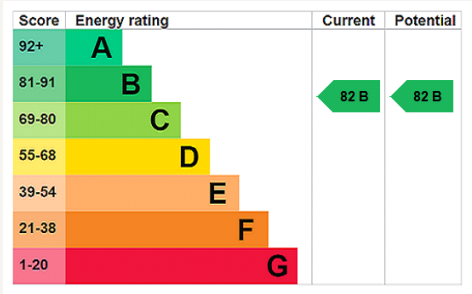
MATERIAL INFORMATION

Tenure: Leasehold
Term: 114 year
Service Charge: £2556 per annum
Ground Rent: £ 0 Annually (subject to increase)
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



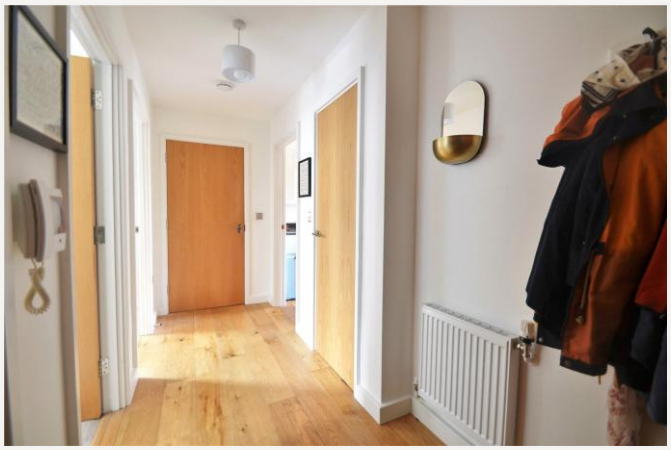
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



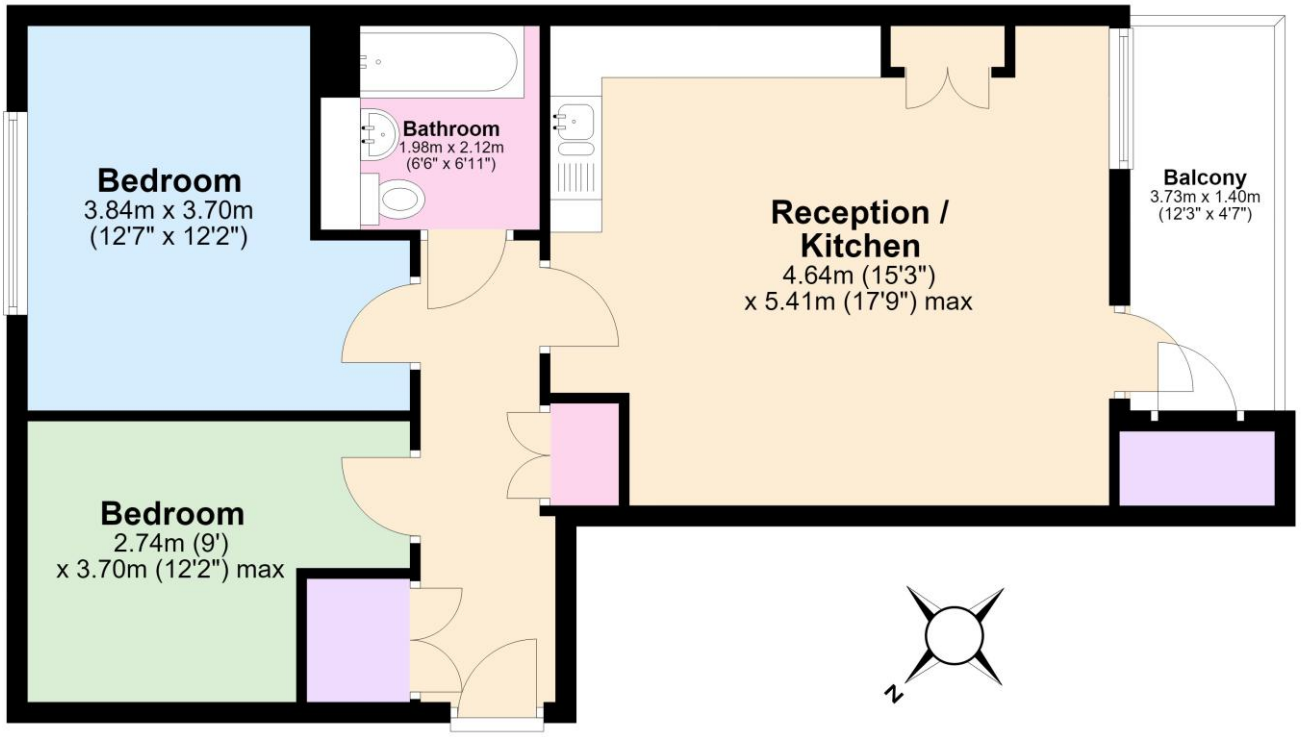






First Floor

Approx. 59.3 sq. metres (638.3 sq. feet)
(excluding Balcony)



Total area: approx. 59.3 sq. metres (638.3 sq. feet)

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