



Bellville House, Greenwich, London, SE10

£480,000 *Leasehold*

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A beautifully presented and large three bedroom apartment, that measures an impressive 931 sq ft. Featuring a secure parking space and perfectly located in West Greenwich, just moments from mainline rail. EWS1 compliant!

KEY FEATURES

- three bedroom apartment
- CHAIN FREE
- 2nd floor (with lift)
- 931 sq ft
- 26ft kitchen diner
- private balcony
- small private terrace to front



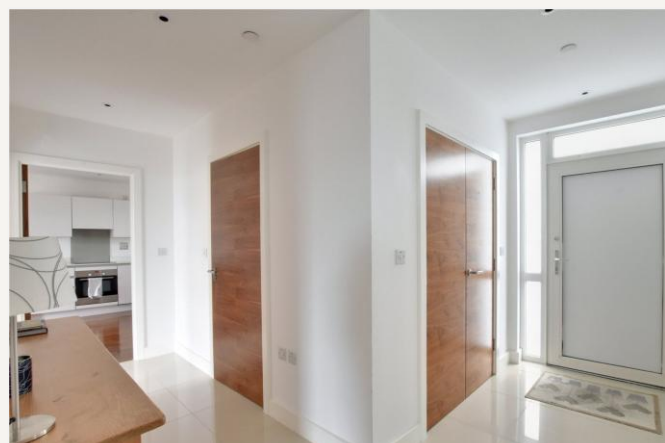
Greenwich

02030533033 | greenwich@winkworth.co.uk



In fantastic order throughout, the property comprises a bright 26ft reception room, with a well fitted open plan kitchen. The room then leads onto a large balcony. There are three good sized bedrooms and two bathrooms. The wide hallway also features a utility cupboard. Added benefits include a small private terrace to the front, that then opens onto a communal central courtyard. Along with secure parking, there is also a concierge service on site.

Bellville House is really well located near the corner of Norman Road and Greenwich High Road and is just moments from mainline rail and DLR. The town centre is also close by and offers a superb selection of shops and restaurants, along with Greenwich Market and The Royal Park.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 135 year and 1 months
Service Charge: £6300 per annum
Ground Rent: £ 450 Annually (subject to increase)
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



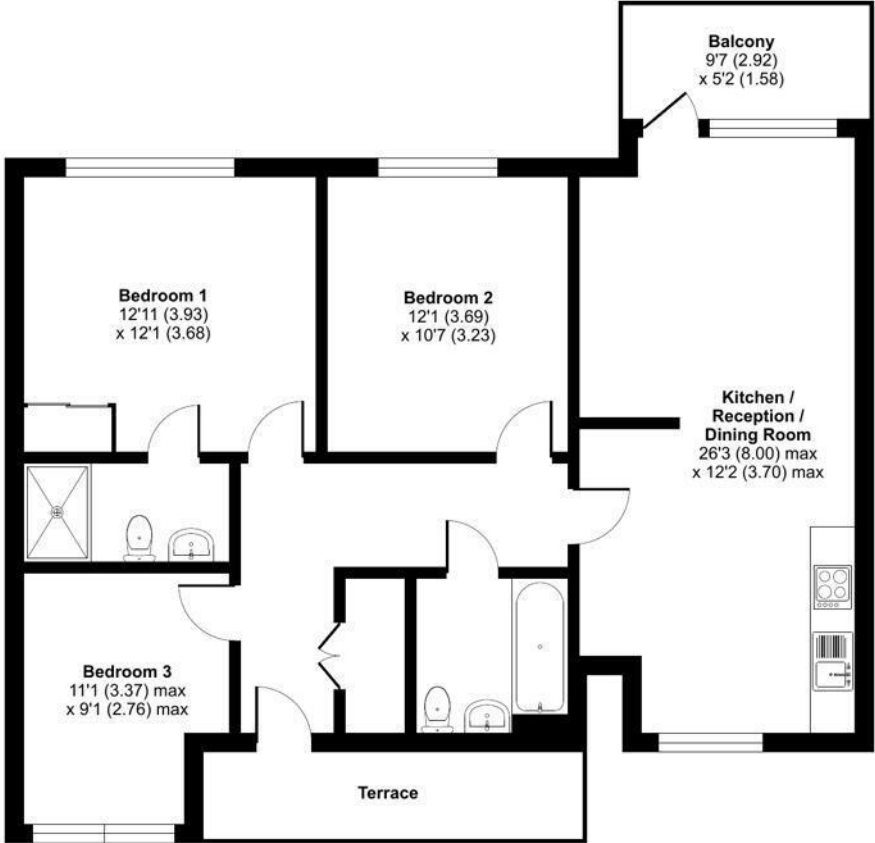
<https://www.winkworth.co.uk/sale/property/GRE250141>

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.



John Donne Way, Greenwich, SE10

Approximate Area = 931 sq ft / 86.5 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.