



Dartmouth House, Greenwich, London, SE10

Guide Price £600,000-£625,000 *Share of Freehold*



A truly stunning three-bedroom apartment in the heart of the sought-after Ashburnham Triangle, West Greenwich, offered to the market chain free.

KEY FEATURES

- Stunning three-bedroom apartment
- Approx. 1,041 sq ft
- Secure parking
- Refurbished throughout
- Ashburnham Triangle location
- 16ft kitchen/breakfast room
- Modern family bathroom



Greenwich

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Measuring approximately 1,041 sq ft, this beautifully presented second-floor apartment has been thoughtfully refurbished by the current owner and is offered in superb condition throughout. Set within Dartmouth House, a former nurses' home, the property enjoys a peaceful position on Catherine Grove, behind a gated entrance, and benefits from a lift service, secure off-street parking and a share of freehold.

The accommodation begins with a bright and welcoming 16ft reception room, featuring attractive engineered oak flooring and opening directly onto a stunning, recently fitted 16ft kitchen/breakfast room. The kitchen has been finished to an excellent standard, providing ample storage and worktop space, a breakfast bar and integrated white goods, making it an ideal space for both everyday living and entertaining.

A sizeable entrance hallway leads to three generous double bedrooms, each enjoying attractive views to the rear, together with a well-appointed family bathroom.

The location is undoubtedly one of the property's greatest assets. Quietly positioned within the ever-popular Ashburnham Triangle, the apartment is just a short walk from the historic town centre of UNESCO World Heritage Site Greenwich, with its excellent selection of independent shops, cafés, bars and restaurants. Transport connections are superb, with mainline rail services, the DLR and riverboat services all within easy reach.

Greenwich's many attractions include the National Maritime Museum, the iconic Cutty Sark and the magnificent Royal Park, home to the Royal Observatory and offering beautiful open spaces.

An exceptional opportunity to acquire a spacious, stylishly refurbished three-bedroom home in one of West Greenwich's most desirable locations, complete with secure parking, a share of freehold and the added advantage of being sold chain free.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 94 year
Service Charge: £4925 per annum
Ground Rent: Peppercorn
Council Tax Band: E
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



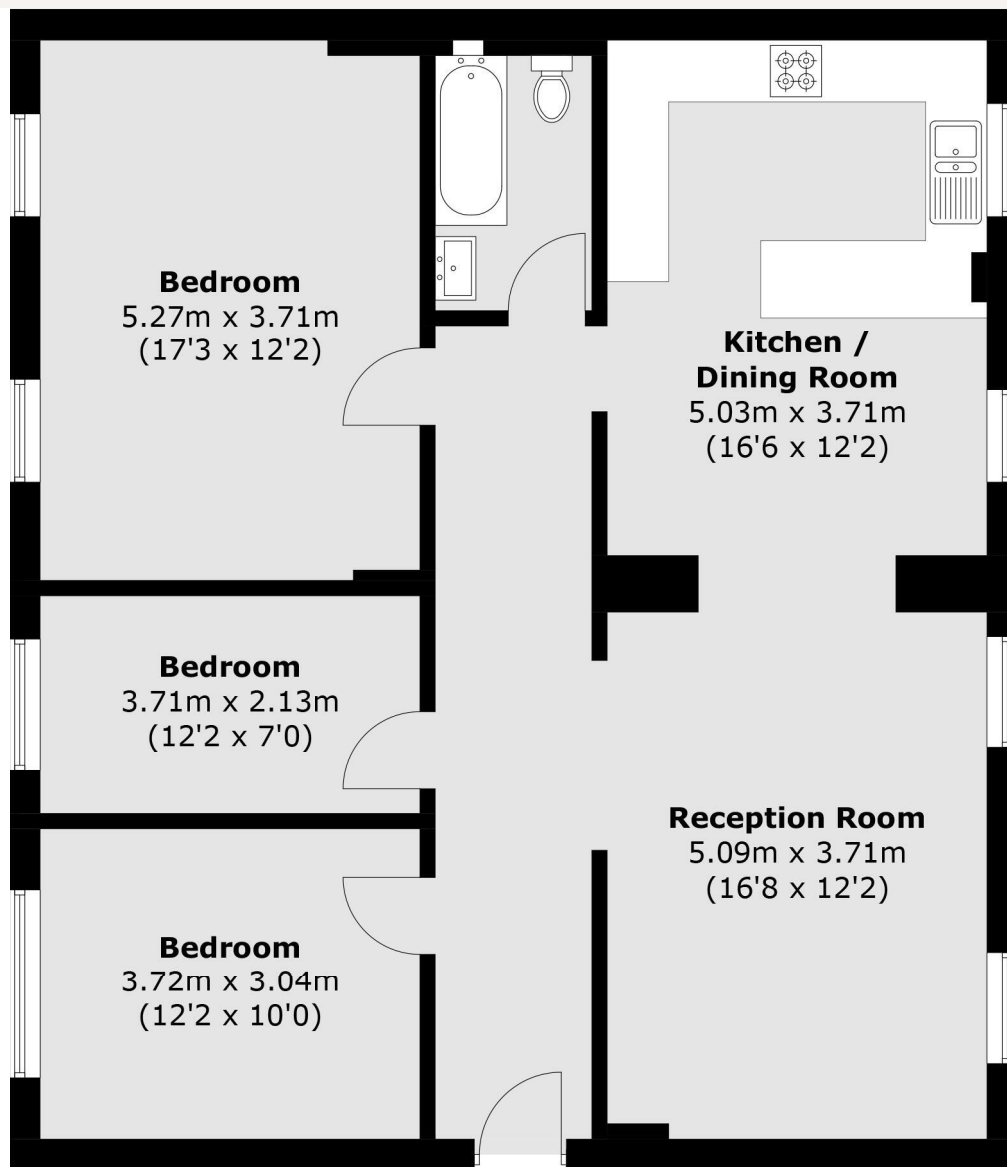
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.): 99.6 sq. m (1,072.1 sq. ft)

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