



Cowan House, Greenwich, London, SE10

£460,000 *Leasehold*

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An outstanding two-bedroom, ninth-floor penthouse, perfectly positioned in the heart of historic Greenwich and boasting fabulous south-facing panoramic views. Measuring approximately 687 sq ft, this superb apartment combines spacious, well-presented accommodation with an enviable location within the UNESCO World Heritage Site of Greenwich.

KEY FEATURES

- stunning apartment
- two bedroom penthouse
- 9th floor (with lift)
- superb panoramic views
- circa 687 sq ft
- excellent condition
- two bathrooms



Greenwich

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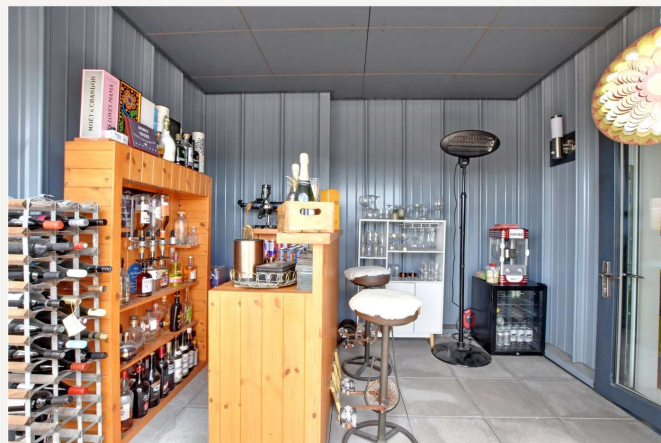


Presented in excellent order throughout, the property features a particularly impressive 27ft reception room, flooded with natural light and enjoying those far-reaching panoramic views. The reception incorporates a well-appointed kitchen area with ample storage and integrated white goods, while a door leads directly onto a lovely covered terrace, providing an excellent space to sit and enjoy the outlook.

There are two well-proportioned bedrooms, both benefiting from bespoke fitted wardrobes, together with two modern bathrooms, including a stylish en-suite to the principal bedroom. Further benefits include video entryphone, lift service and the security of this gated development.

Cowan House is a highly regarded gated development situated on Greenwich High Road, ideally placed for everything this exceptional part of south-east London has to offer. Greenwich town centre is just a short walk away, with its wonderful selection of independent shops, restaurants and cafés, together with the famous Greenwich Market and the magnificent Royal Park and Observatory.

The area is steeped in history and forms part of the UNESCO World Heritage Site, home to iconic landmarks including the Old Royal Naval College, National Maritime Museum and Cutty Sark. The riverside is also close by, while Greenwich Mainline Station, DLR services and riverboat connections provide excellent links into central London and beyond.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 244 years
Service Charge: £2823 per annum
Ground Rent: £ 550 Annually (subject to increase)
Council Tax Band: D
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



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



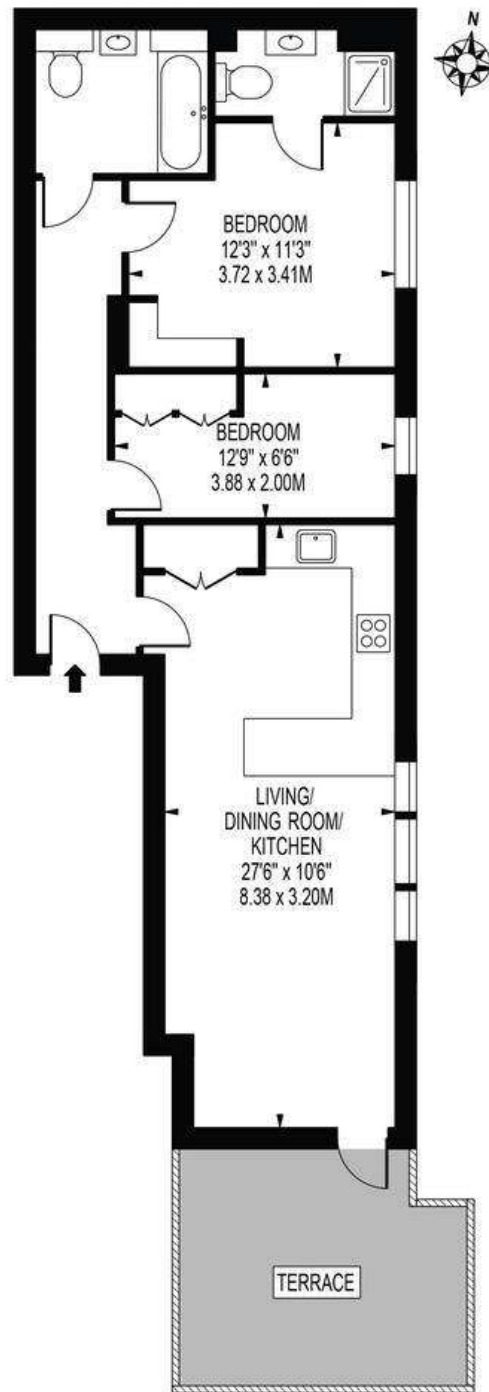
<https://www.winkworth.co.uk/sale/property/CLS250930>

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.



COWAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 687 SQ FT - 63.86 SQ M



NINTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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