



Tarves Way, Greenwich, London, SE10

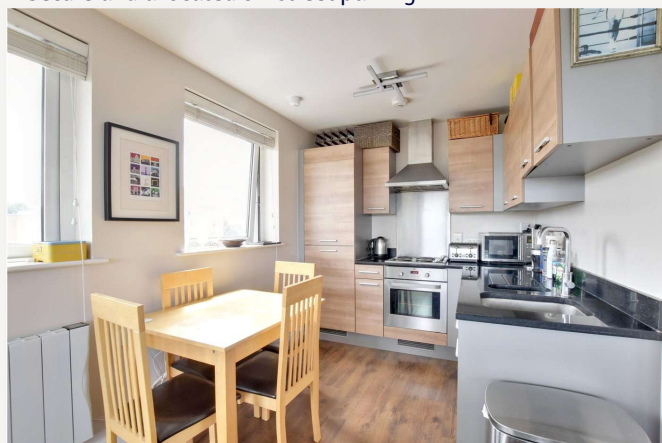
£450,000 *Leasehold*



A beautifully presented two-bedroom, two-bathroom apartment, situated on the fourth floor of this highly sought-after modern development, ideally positioned in the heart of West Greenwich. The property benefits from an allocated, secure gated off-street parking space and is just moments from Greenwich town centre, with superb access to mainline rail and DLR services.

KEY FEATURES

- Two double bedrooms
- Two modern bathrooms
- Fourth-floor apartment
- Popular modern development
- 21ft open-plan living space
- Large L-shaped balcony
- Secure and allocated off street parking



Greenwich
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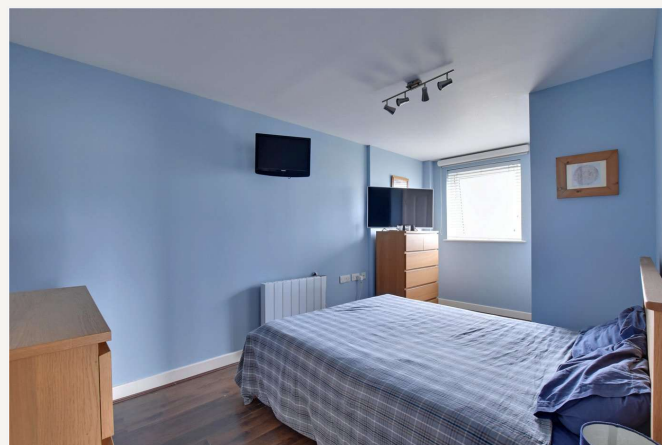
for every step...



Presented in excellent decorative order throughout and extending to approximately 663 sq ft, the accommodation centres around a bright and spacious 21ft dual-aspect reception room, enjoying attractive views across Greenwich and direct access to a generous L-shaped private balcony. The contemporary open-plan kitchen is well appointed with a range of integrated appliances.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en suite shower room. A modern family bathroom, together with useful built-in storage off the entrance hall, completes the accommodation.

Perfectly located in the heart of UNESCO World Heritage Greenwich, the apartment is just a short stroll from the vibrant town centre, renowned for its wealth of historic attractions, including the National Maritime Museum, the Cutty Sark and the magnificent Greenwich Park, home to the Royal Observatory. Residents can also enjoy an outstanding selection of independent shops, cafés, bars and restaurants, while excellent transport links provide fast and convenient connections to Canary Wharf, the City and beyond.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 105 years
Service Charge: £4732 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

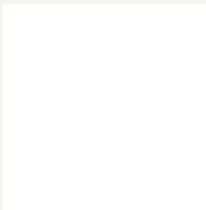
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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
Is object modified: False



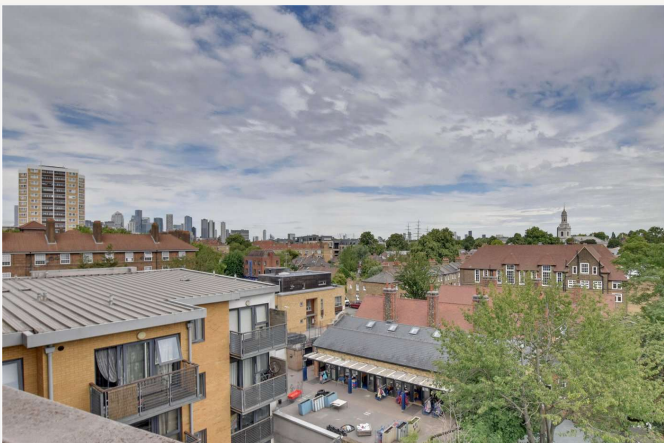
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	57 D
39-54	E		
21-38	F		
1-20	G		

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



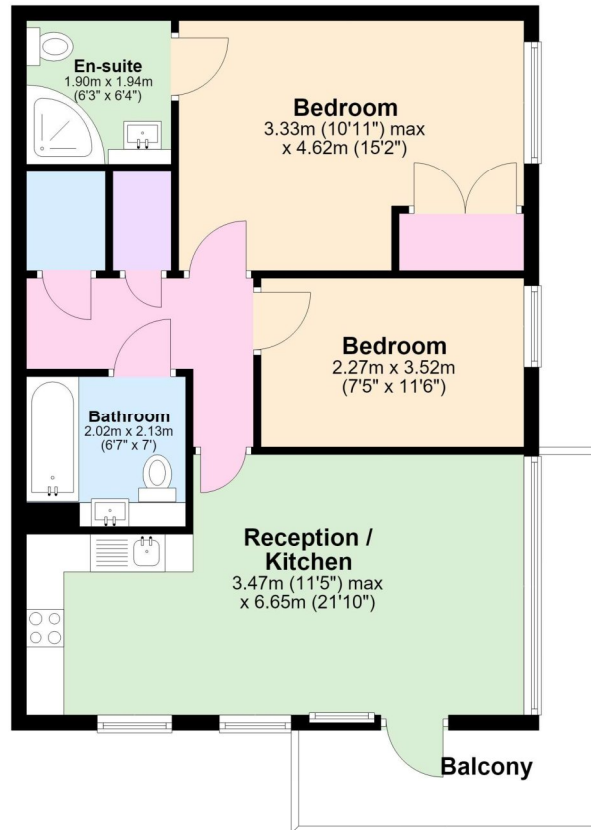
<https://www.winkworth.co.uk/sale/property/GRE260160>

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.



Fourth Floor

Approx. 61.6 sq. metres (663.5 sq. feet)
(excluding Balcony)



Total area: approx. 61.6 sq. metres (663.5 sq. feet)

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