



4 Hawthorne Crescent, Greenwich, London, SE10

£450,000 *Leasehold*



This fabulous one-bedroom top-floor apartment, situated on the seventh floor of the popular Hawthorne Crescent development, benefits from lift access, a generous private balcony and superb southerly views. Measuring approximately 536 sq ft and presented in sparkling condition, the property is ideally located on Vanbrugh Hill in East Greenwich, within easy reach of the historic town centre and the beautiful Royal Park.

KEY FEATURES

- Fabulous one-bedroom top-floor apartment
- Seventh floor with lift access
- Approx. 536 sq ft of accommodation
- Large private balcony
- Superb southerly views
- Bright 20ft reception room
- Well-equipped fitted kitchen



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The well-proportioned accommodation comprises a bright 20ft reception room with a well-equipped kitchen area offering ample storage, generous worktop space and integrated white goods. The reception room opens directly onto a large balcony overlooking the communal gardens, with lovely southerly views providing an appealing outdoor space to relax and unwind. There is a comfortable double bedroom with fitted wardrobes, a well-appointed family bathroom and a useful utility cupboard off the entrance hallway.

Hawthorne Crescent is ideally positioned for the many attractions and amenities of historic UNESCO Greenwich, including its eclectic selection of shops and restaurants, bustling market, Cutty Sark and National Maritime Museum. The Royal Park, home to the Royal Observatory and its famous views across London, is also nearby. Excellent transport links include mainline rail, DLR and riverboat services, while the O2 Arena and its world-class entertainment venue are within easy reach.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 991 years
Service Charge: £2542 per annum
Ground Rent: peppercorn
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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



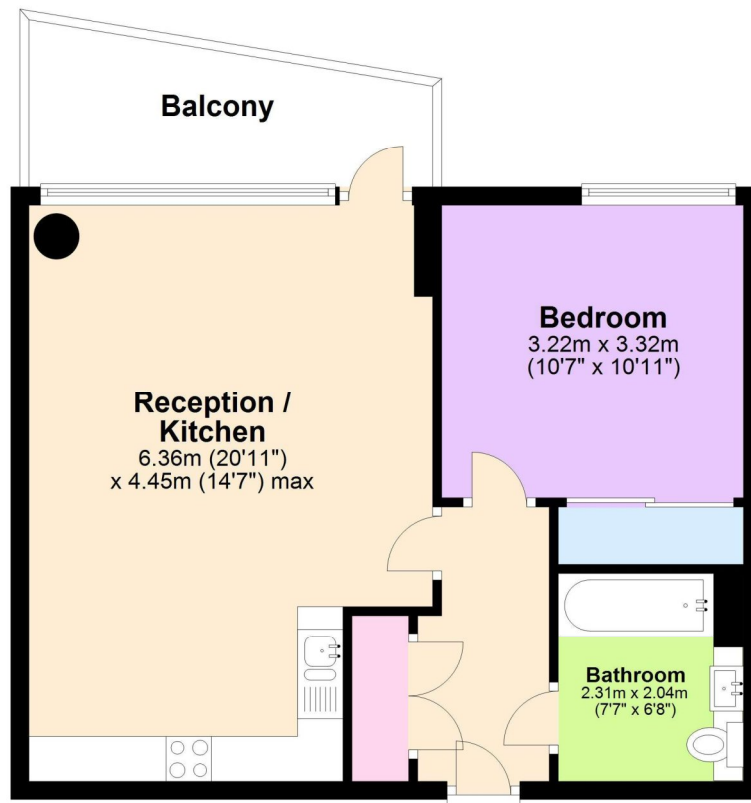
<https://www.winkworth.co.uk/sale/property/GRE260261>

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.



Seventh Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 50.1 sq. metres (539.1 sq. feet)

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