



The Plaza, Greenwich, London, SE10

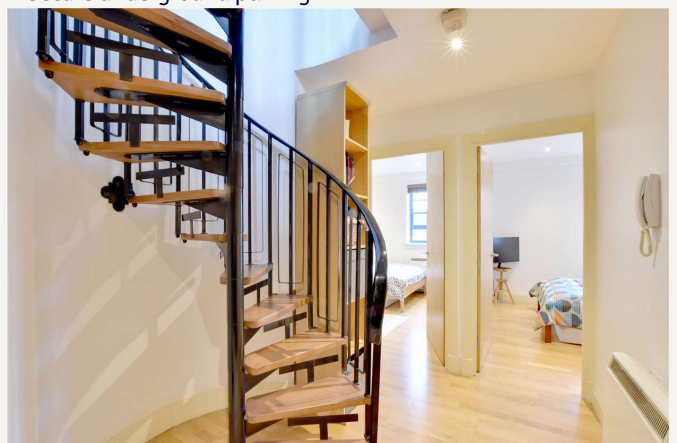
£450,000 *Leasehold*



A stunning two-bedroom split-level penthouse forming part of this highly distinctive and historic Art Deco building, complete with secure allocated parking and a superb private roof terrace. Measuring approximately 759 sq ft and offered to the market with no onward chain.

KEY FEATURES

- split level penthouse
- 2 bedrooms
- circa 759 sq ft
- large private roof terrace
- secure underground parking
- communal roof terrace
- Secure underground parking



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The Plaza is an impressive and unique development, offering residents a fantastic range of amenities including a grand central atrium, residents' gymnasium and a large communal roof terrace. Further benefits include secure allocated garage parking and cycle storage.

Arranged over the fourth and fifth floors, the apartment opens into a spacious entrance hallway with useful storage cupboards and a spiral staircase leading to the upper floor. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, alongside a further family bathroom.

Upstairs, the property opens into a fabulous and exceptionally bright 20ft reception room with a well-equipped open-plan kitchen. The room enjoys a wonderful double aspect, allowing plenty of natural light and offering pleasant views from both sides. From the reception room, doors lead directly onto an impressive 17ft private roof terrace, providing a fantastic outdoor space for entertaining or relaxing.

The Plaza is ideally positioned in East Greenwich, on the corner of Vanbrugh Hill and Trafalgar Road, and directly adjacent to Greenwich Square, which offers a range of amenities including leisure facilities, a GP surgery and shops. The Royal Park and Maze Hill mainline station are both within easy reach, while Greenwich town centre is just a short walk away, offering an excellent selection of shops, bars and restaurants. The DLR and riverboat services are also readily accessible.

A truly special penthouse apartment offering generous



MATERIAL INFORMATION

Tenure: Leasehold
Term: 97 year and 2 months
Service Charge: £3635 per annum
Ground Rent: £ 400 Annually (subject to increase)
Council Tax Band: E
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		76
D (55-68)	55	
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

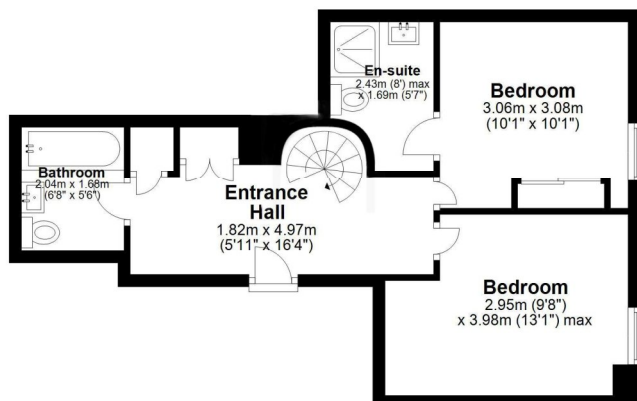


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

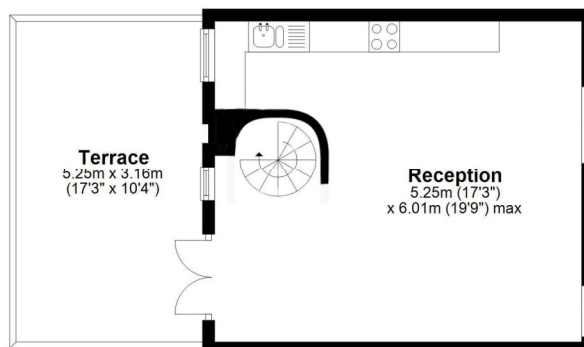
Fourth Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Fifth Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.0 sq. feet)

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