

Hatfield House, Greenwich, London, SE10

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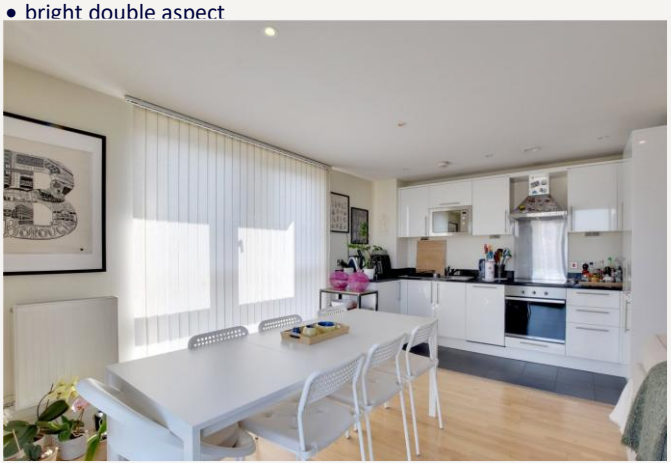
Asking price £475,000 *Leasehold*

A superb fourth-floor, two-bedroom apartment presented in immaculate condition throughout, boasting fantastic far-reaching views and the added benefit of a secure underground parking space. Extending to approximately 838 sq ft, this beautifully maintained home offers both style and practicality in equal measure.

KEY FEATURES

- outstanding apartment
- two bed two bath
- circa 838 sq ft
- 4th floor (with lift)
- secure underground parking
- private balcony
- bright double aspect





Greenwich

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The property is double aspect, flooding the interior with natural light and creating a wonderfully bright and airy feel. The accommodation briefly comprises an impressive 18ft reception room with elegant hardwood flooring, seamlessly flowing into a contemporary open-plan kitchen fitted with a full range of integrated appliances. Both bedrooms are generously proportioned and feature fitted wardrobes, while there are two well-appointed bathrooms, including a stylish en suite to the principal bedroom.

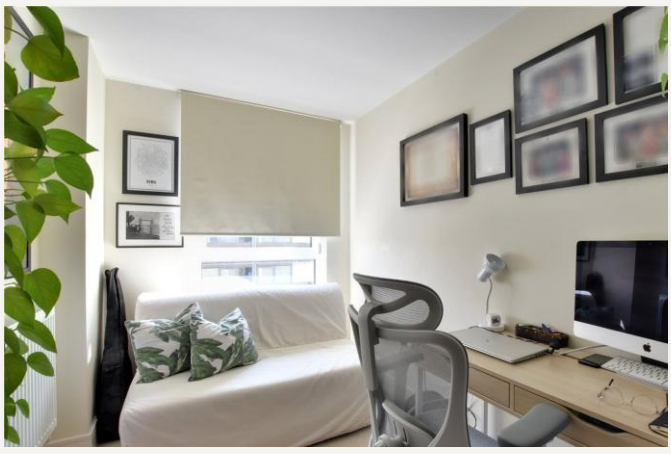
The living space opens onto a private balcony, providing delightful views across the creek towards Greenwich, perfect for relaxing or entertaining. Further benefits include ample built-in storage, video entry system, well-maintained communal grounds, and the convenience of an on-site porter's lodge.

Hatfield House forms part of the highly sought-after Merryweather Place development by Galliard Homes, ideally positioned in West Greenwich just moments from mainline rail and DLR connections. Greenwich town centre is a short walk away, offering an excellent selection of shops, cafés, and restaurants, as well as the riverboat service and the beautiful Greenwich Park.

The area itself is steeped in history and forms part of the Maritime Greenwich World Heritage Site, recognised by UNESCO for its outstanding architectural and cultural significance, adding to the unique appeal of this exceptional location.

Offered to the market with no onward chain, early viewing is highly





MATERIAL INFORMATION

Tenure: Leasehold
Term: tbc
Service Charge: £4402 per annum
Ground Rent: £ 350 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

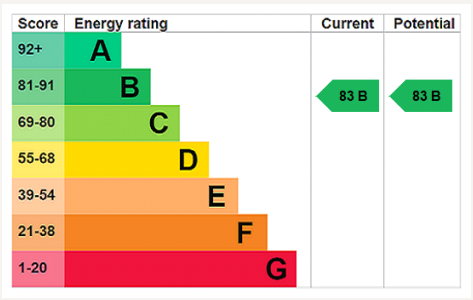
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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







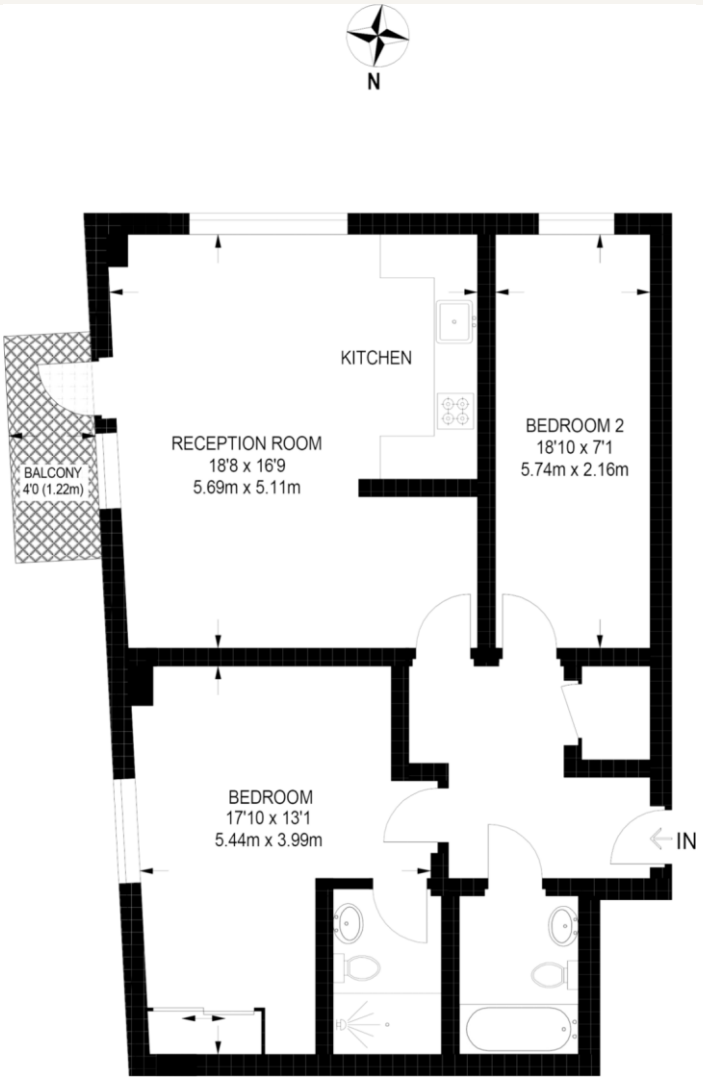


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/GRE250037



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.



This plan has been drawn for illustrative and identification purposes only.

FOURTH FLOOR
838 SQ FT / 77.9 SQ M

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