



The Plaza, Greenwich, London, SE10

£425,000 *Leasehold*



A rare opportunity to acquire a beautifully presented two-bedroom split-level penthouse with a substantial private roof terrace and secure allocated underground parking, set within Greenwich's landmark Art Deco development, The Plaza. Offering approximately 759 sq ft of accommodation across the fourth and fifth floors, this distinctive apartment combines bright, contemporary living with the character of a historic building. Offered to the market with no onward chain.

KEY FEATURES

- Split-level penthouse apartment
- Large 17ft private roof terrace
- Bright 20ft double-aspect living room
- Two double bedrooms
- Two bathrooms, including en-suite
- Secure allocated underground parking
- Residents' gym



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...



The Plaza is an impressive and architecturally distinctive Art Deco building, featuring a striking grand central atrium and an excellent range of residents' facilities. These include a gym, a large communal roof terrace, secure allocated underground parking and secure cycle storage, offering a combination of character, convenience and modern apartment living. Arranged over two floors, the apartment opens into a spacious entrance hallway with useful built-in storage cupboards and a distinctive spiral staircase leading to the upper level. The lower floor accommodates two generously proportioned double bedrooms, including the main bedroom with its own en-suite bathroom, together with a separate family bathroom.

The upper floor is the centrepiece of the apartment, featuring an exceptionally bright and spacious 20ft open-plan reception room and well-equipped kitchen. The double-aspect layout allows natural light to flood the living space, with attractive views from both sides, creating an inviting setting for everyday living and entertaining. Positioned on the uppermost floors towards the rear of the building, away from the main road junction, the apartment enjoys a surprisingly quiet and peaceful atmosphere. This tucked-away position offers a welcome sense of tranquillity while retaining all the benefits of its convenient East Greenwich location.

Doors from the reception room open directly onto the apartment's impressive 17ft private roof terrace, providing a wonderful extension of the living space. Offering a rare opportunity for private outdoor dining, entertaining or simply relaxing in the fresh air, the terrace is a particularly desirable feature that sets this penthouse apart from many other apartments in the development. Residents also benefit from access to The Plaza's separate communal roof terrace.

Ideally positioned in the heart of East Greenwich, The Plaza occupies a convenient location at the junction of Vanbrugh Hill and Trafalgar Road, immediately adjacent to Greenwich Square, which offers a variety of local amenities including leisure facilities, a GP surgery and shops.

Greenwich Park and Maze Hill mainline station are both within easy reach, while Greenwich town centre offers an excellent selection of independent shops, cafés, restaurants and bars. Further transport connections include the DLR and riverboat services, providing convenient access to Canary Wharf, central London and beyond.

Combining the character of a landmark Art Deco building with the benefits of peaceful, contemporary penthouse living, this distinctive home offers two double bedrooms, two bathrooms, a bright double-aspect living space, secure allocated parking and an exceptional private roof terrace.



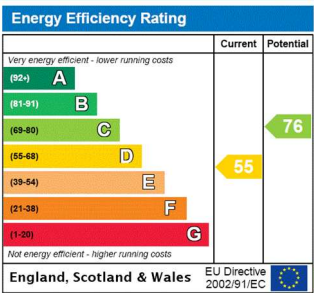
MATERIAL INFORMATION

Tenure: Leasehold
Term: 97 years
Service Charge: £3636 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
Is object modified: False



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

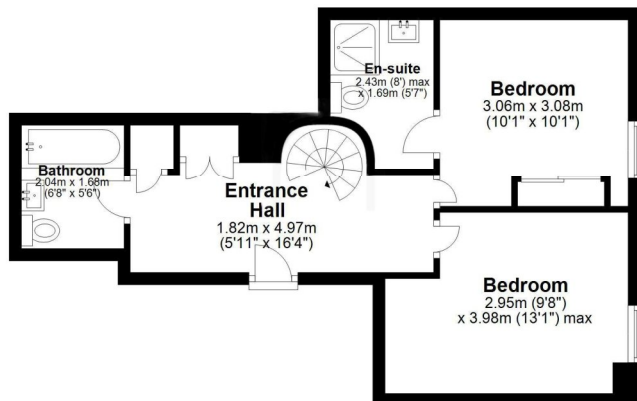


<https://www.winkworth.co.uk/sale/property/GRE240271>

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.

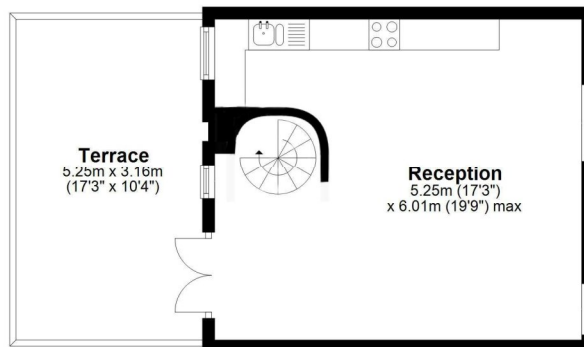
Fourth Floor

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)

Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.