



Atrium Heights, London, SE8

Guide Price £550,000-£575,000 *Leasehold*



Set within the sought-after Atrium Heights development on Creek Road, this impressive fourth-floor apartment offers spacious, contemporary living in one of Greenwich's most desirable locations. Centred around a beautifully landscaped communal atrium, the development provides an attractive and peaceful setting while being just moments from the vibrant heart of Greenwich, renowned for its historic charm, riverside walks, excellent transport links, independent shops, cafés and restaurants. The property further benefits from an allocated secure parking space, a valuable feature in this highly convenient location.

KEY FEATURES

- Fourth-floor apartment
- Atrium Heights development
- Three double bedrooms
- secure allocated parking
- En-suite to principal bedroom
- Modern family bathroom
- Open-plan living space



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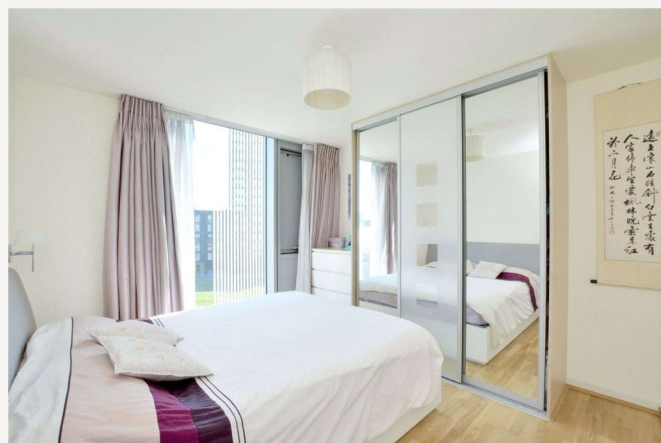
The apartment features a bright and well-proportioned open-plan living, dining and kitchen area with wooden flooring to the living space and a modern fitted kitchen with integrated appliances. Patio doors lead directly onto a private balcony, creating an ideal space to relax or entertain.

There are three generous double bedrooms, all benefiting from wooden flooring, including a principal bedroom with fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom completes the accommodation.

Residents enjoy an exceptional range of local amenities, with New Capital Quay close by offering Waitrose, Costa Coffee and The Sail Loft riverside pub and restaurant. Greenwich town centre is within easy walking distance, where Greenwich Market, boutique shopping, independent cafés and a diverse selection of restaurants contribute to the area's unique character. For those who enjoy outdoor space, the Thames Path, Greenwich Park, the Royal Observatory and Blackheath Village are all easily accessible.

The property is particularly well positioned for commuters, with Cutty Sark DLR approximately 0.4 miles away, Greenwich Station (National Rail and DLR) approximately 0.6 miles away, Greenwich Pier providing Thames Clipper services, and numerous bus routes connecting to Canary Wharf, the City and the West End.

A superb opportunity to acquire a chain-free three-bedroom apartment in a well-maintained modern development, perfectly placed to enjoy everything Greenwich has to offer.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 985 years
Service Charge: £6000 per annum
Ground Rent: £ 400 Annually (subject to increase)
Council Tax Band: tbc
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

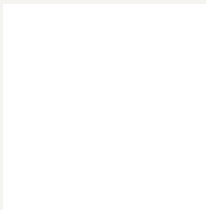
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	81	81
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



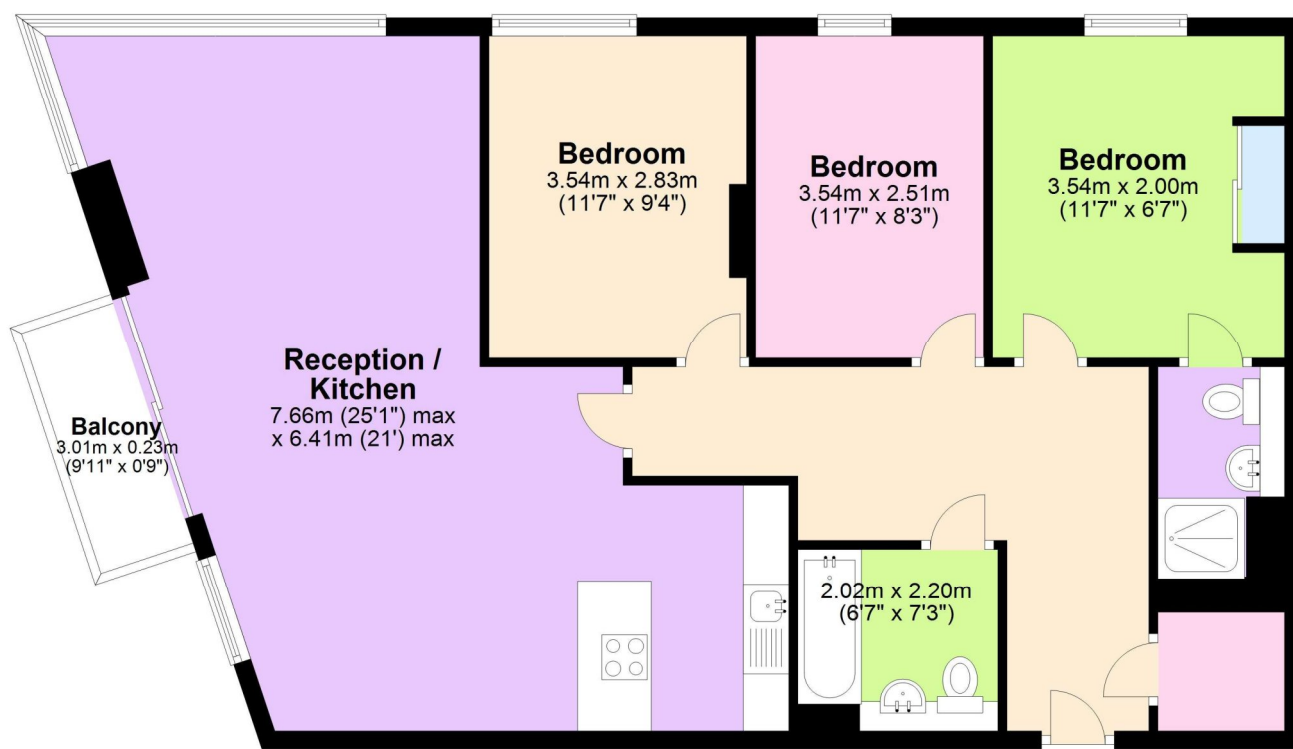
<https://www.winkworth.co.uk/sale/property/GRE260019>

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. 94.6 sq. metres (1018.4 sq. feet)



Total area: approx. 94.6 sq. metres (1018.4 sq. feet)

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