



Brunel House, Greenwich, London, SE10

£395,000 *Leasehold*



A beautifully presented one-bedroom fourth-floor apartment, perfectly positioned adjacent to the River Thames and on the cusp of the East Greenwich and North Greenwich Peninsula divide. Measuring approximately 567 sq ft, this immaculate property forms part of the immensely popular Precision development and offers bright, well-proportioned accommodation throughout.

KEY FEATURES

- Immaculate 4th floor apartment
- Popular Precision development
- Approx. 567 sq ft
- Adjacent to the river
- Spacious 22ft reception
- Open-plan fitted kitchen



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The accommodation briefly comprises a generous 22ft reception room with a stylish and well-appointed open-plan kitchen, complete with a range of fitted appliances. The reception room opens directly onto a private balcony, enjoying pleasant side views towards Greenwich. There is a good-sized double bedroom with fitted wardrobes, a useful large utility/storage cupboard off the hallway and a well-presented family bathroom.

Further benefits include attractive communal grounds, while the development is just moments from the riverside walkway and within easy reach of the historic UNESCO World Heritage Site of Greenwich, with its excellent array of shops, restaurants and attractions. Transport connections are also excellent, with Greenwich mainline and DLR stations, together with riverboat services, all within easy reach.

The Royal Park and Observatory, National Maritime Museum and Cutty Sark are also close by, while the world-famous O2 Arena and its exceptional music and entertainment venues, together with the Emirates Air Line cable car, are just a short distance away.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 988 year and 4 months
Service Charge: £2808 per annum
Ground Rent: £ 470 Annually (subject to increase)
Council Tax Band: B
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal:

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

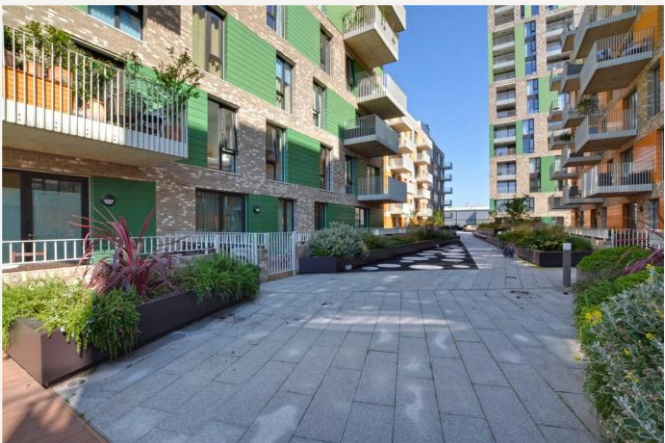
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



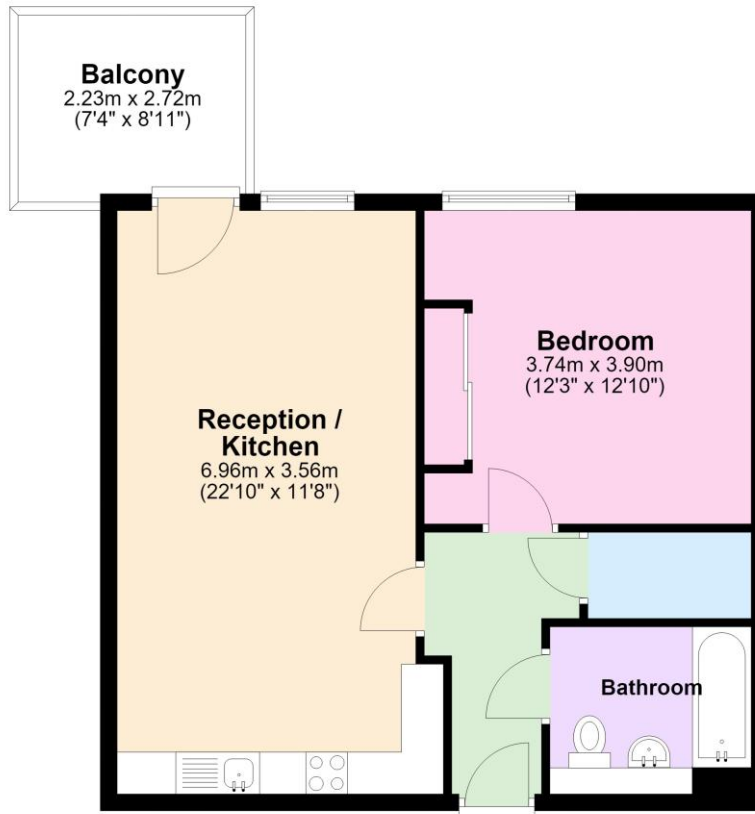
<https://www.winkworth.co.uk/sale/property/GRE260206>

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. 52.7 sq. metres (567.0 sq. feet)
(excluding Balcony)



Total area: approx. 52.7 sq. metres (567.0 sq. feet)

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