



Gladstone House, Greenwich, London, SE10

£490,000 *Leasehold*

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A bright and spacious two-bedroom apartment in the highly sought-after New Capital Quay riverside development, perfectly positioned just west of historic UNESCO Greenwich. Measuring approximately 742 sq ft and presented in very good order throughout, this lovely sixth-floor apartment offers well-proportioned and versatile accommodation, complemented by an excellent riverside location. It also features a secure parking space!

KEY FEATURES

- Sixth-floor two-bedroom apartment
- Approximately 742 sq ft
- Popular New Capital Quay development
- Bright 20ft dual-aspect reception
- A secure underground parking space
- Two double bedrooms
- Well-presented family bathroom



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The property comprises a generous 20ft dual-aspect reception room, providing an excellent living and dining space with plenty of natural light. The separate 10ft kitchen is well equipped with a range of fitted units, ample storage and integrated white goods. There are two comfortable double bedrooms and a well-presented family bathroom, while a large storage cupboard off the hallway provides useful additional storage.

Further benefits include video entry, a 24-hour concierge service and the excellent amenities associated with New Capital Quay.

The location is a particular highlight. The development sits directly alongside the river walk, providing an attractive setting for riverside walks and easy access to the Thames. At the same time, the vibrant centre of Greenwich is just moments away, offering an excellent selection of shops, cafés, restaurants and bars. Transport connections are superb, with Greenwich mainline station, DLR and riverboat services all within easy reach.

The open spaces of Greenwich Park are also close by, with the Royal Observatory, National Maritime Museum and other historic attractions of UNESCO-listed Greenwich all readily accessible.

An excellent opportunity to acquire a well-presented two-bedroom apartment in a highly desirable riverside development, combining bright, spacious accommodation with an enviable Greenwich location.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 110 years
Service Charge: £3316 per annum
Ground Rent: £ 250 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

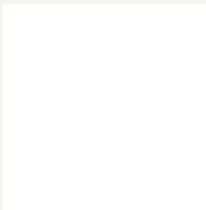
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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

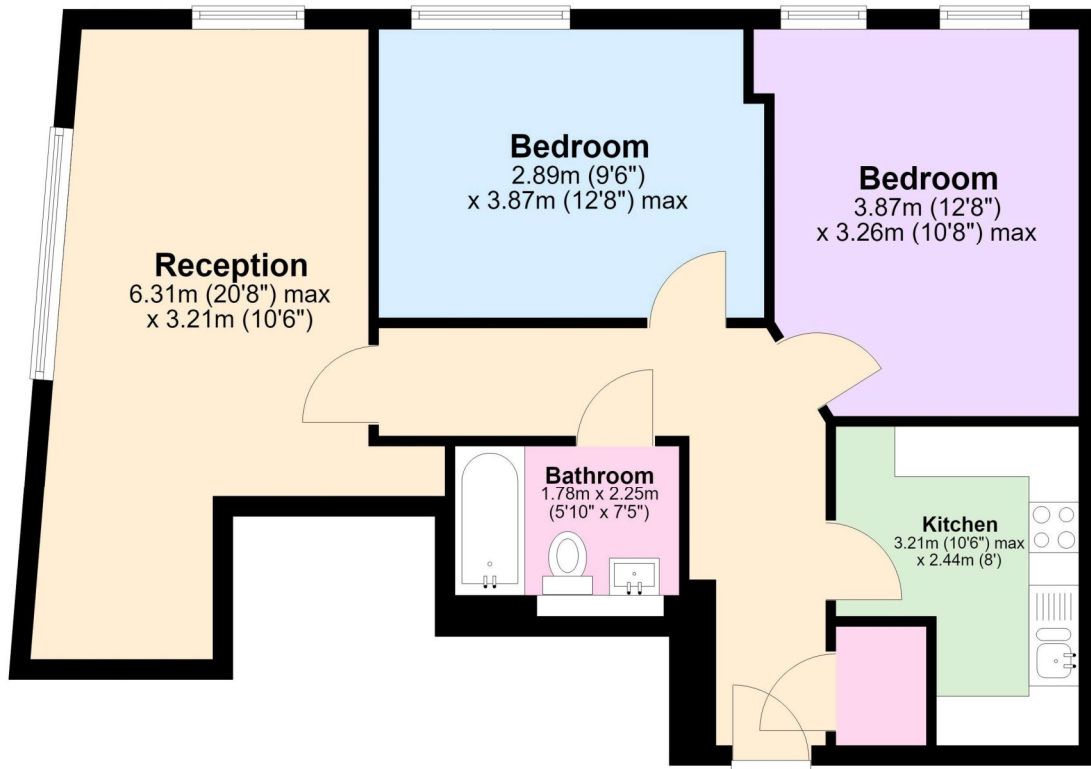


<https://www.winkworth.co.uk/sale/property/GRE260205>

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.



Sixth Floor
Approx. 68.9 sq metres (742 sq ft)



Total area: approx 68.9 sq. metres (742 sq. ft.)

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