# Hatfield House, Greenwich, London, SE10

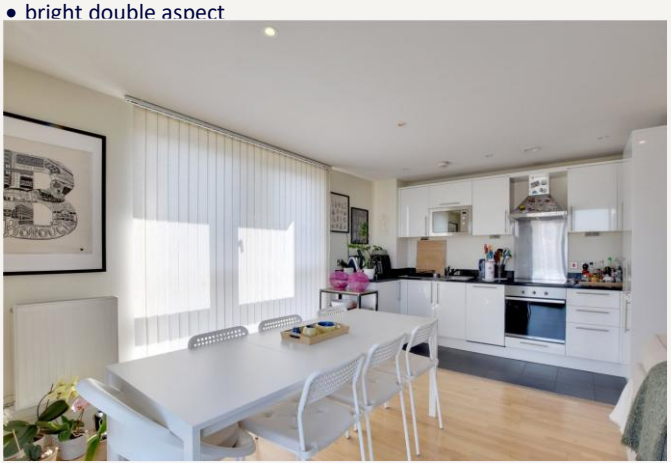
2 | 1 | 2

## Asking price £485,000 *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**

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

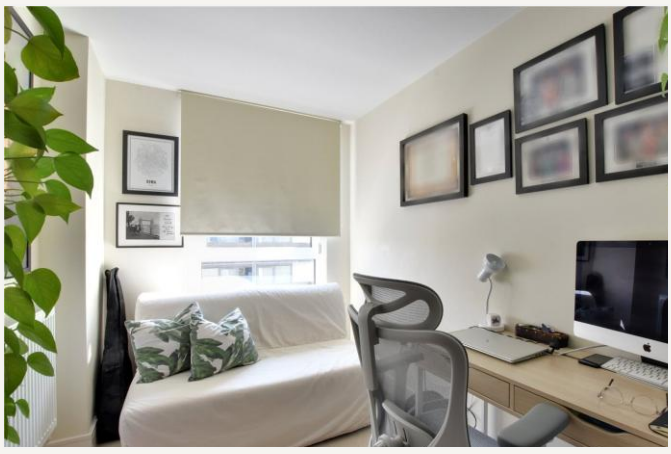
The property is double aspect, flooding the interior with natural light and creating a wonderfully bright and airy feel. The accommodation briefly comprises an impressive 18ft reception room with elegant hardwood flooring, seamlessly flowing into a contemporary open-plan kitchen fitted with a full range 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



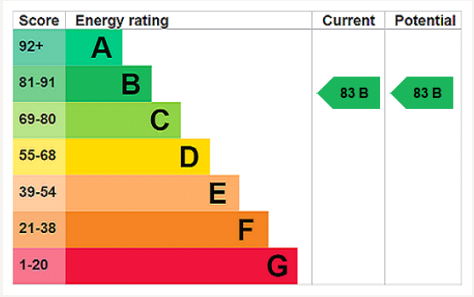
## MATERIAL INFORMATION

**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

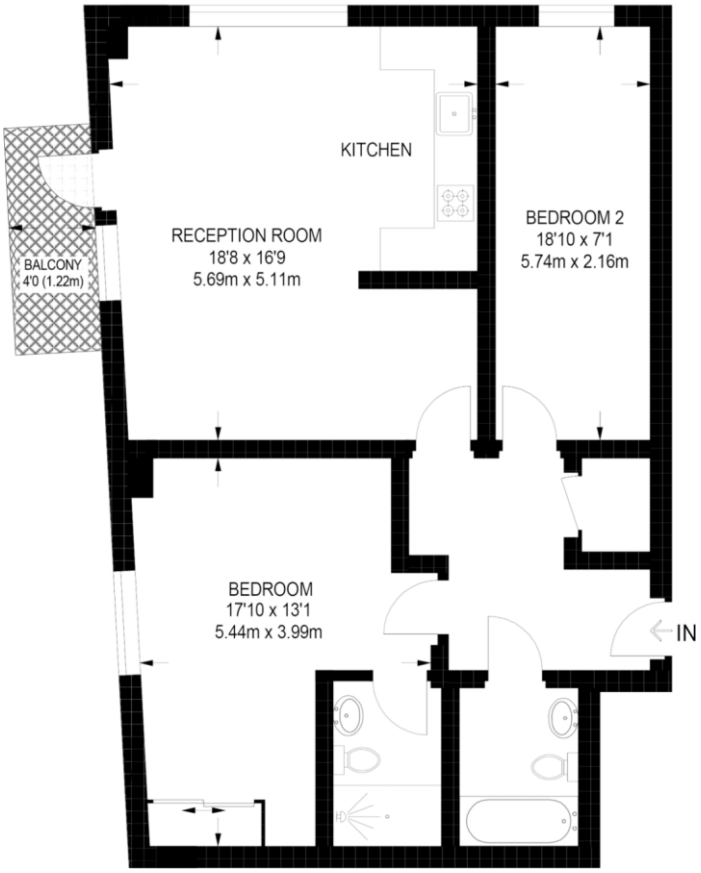
**Flooding:**
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years
**Last flood date:**
**Does the property have flood defences:** Property does not have flood defences




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**

**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.