



Huntley Close, Greenwich, London, SE10

£599,950 *Leasehold*

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This stunning two-bedroom split-level maisonette occupies the ground and first floors of a small yet impressive gated development, quietly positioned on the cusp of East Greenwich and the North Greenwich Peninsula. Measuring an impressive 1,073 sq ft, the property further benefits from off-street parking and offers beautifully presented, well-proportioned accommodation throughout.

KEY FEATURES

- Two-bedroom split-level maisonette
- Small gated development
- East Greenwich / North Greenwich border
- 1,073 sq ft
- Off-street parking
- Fitted kitchen with appliances
- Large reception room



Greenwich

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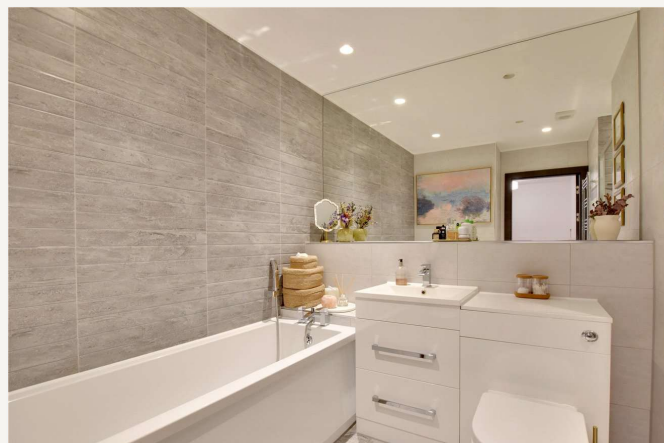


The ground floor features a welcoming and generously sized entrance hallway leading to a stylish, fully fitted kitchen complete with integrated white goods. To the rear, a sizeable reception room provides an excellent living and entertaining space, enhanced by hardwood flooring, high ceilings, bespoke storage and a large additional storage cupboard. A convenient cloakroom/WC completes the ground floor accommodation.

Upstairs, there are two well-appointed bedrooms, both with fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while a modern family bathroom is accessed from the landing.

Pelton Road is a highly regarded location, offering easy access to the local shops and amenities along Trafalgar Road. The nearby O2 Arena on the Peninsula provides an array of shops, restaurants and a world-class music and entertainment venue. Greenwich's historic town centre is also within easy walking distance, offering an excellent selection of shops, cafés and restaurants, the popular Greenwich Market, and superb transport links including mainline rail services, DLR and the riverboat service. The Royal Greenwich Park, with its famous Observatory, is also close at hand, making this an outstanding location for both lifestyle and convenience.

It is worth noting that the seller is offering £2000 to the buyer toward legal fees. Please speak to the agent for further information.



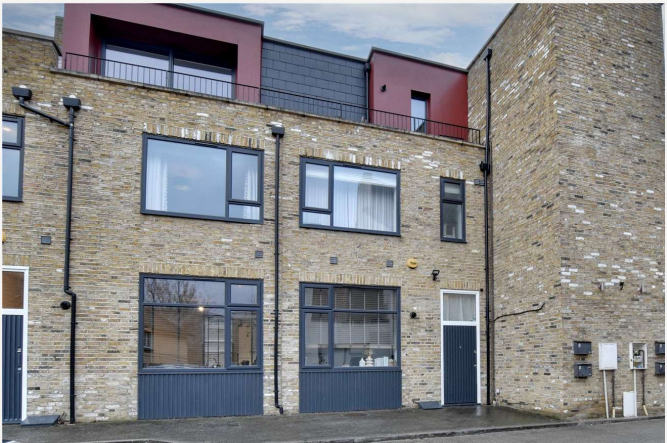
MATERIAL INFORMATION

Tenure: Leasehold
Term: 115 years
Service Charge: £1469.5 per annum
Ground Rent: £ 417.6 Annually (subject to increase)
Council Tax Band: E
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

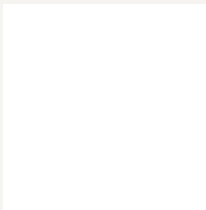
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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



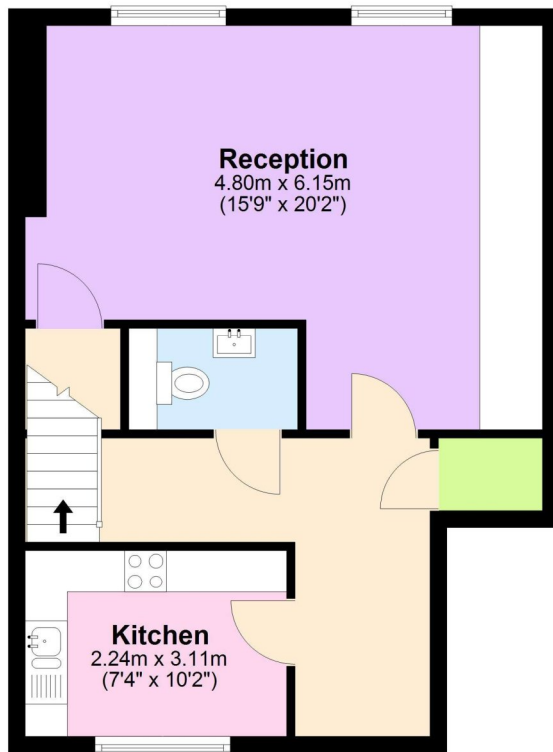
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



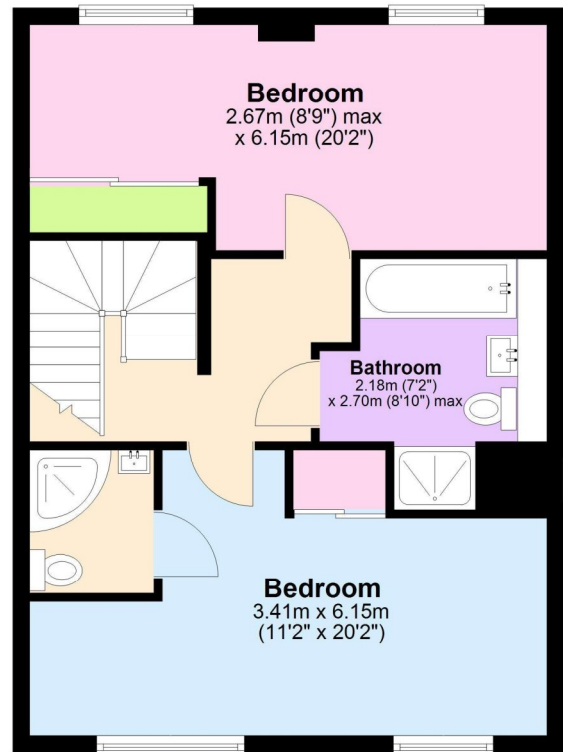
Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.6 sq. feet)

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