



Hawthorne Crescent, Greenwich, London, SE10

£675,000 *Leasehold*

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We are delighted to present this superbly appointed three-bedroom split-level apartment, extending to approximately 943 sq ft, complete with a spacious private balcony and secure underground parking.

KEY FEATURES

- 3-bed split-level (943 sq ft)
- 1st & 2nd floor
- 27ft open-plan living
- West-facing balcony
- High-spec kitchen
- 2 doubles + 1 single
- Built-in wardrobes



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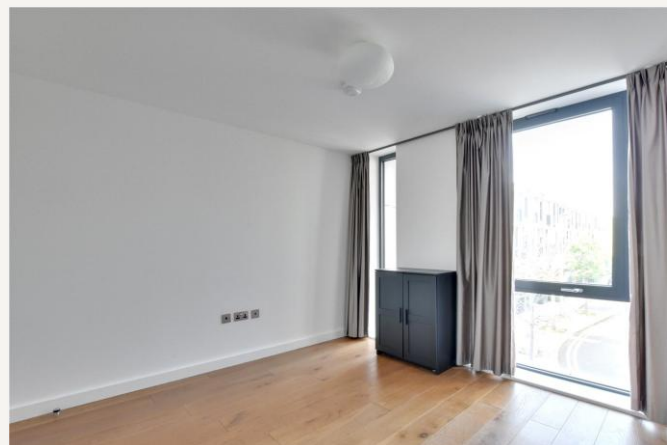


Arranged over the first and second floors and finished to an exceptional standard throughout, the property boasts a stunning 27ft open-plan kitchen and living space. Flooded with natural light from floor-to-ceiling windows, this impressive area opens directly onto a generous west-facing balcony - ideal for relaxing or entertaining. The contemporary kitchen is fitted to a high specification and fully equipped with integrated appliances. A useful utility/storage cupboard and a separate WC complete this level.

Accessed via a welcoming entrance hallway are two well-proportioned double bedrooms, a further single bedroom, and a stylish family bathroom, all finished to a high standard. Both principal bedrooms benefit from built-in wardrobes, while additional storage cupboards are conveniently located off the hallway.

Further benefits include underfloor heating throughout, secure underground parking, and the advantage of being offered chain free.

Greenwich Square is a highly sought-after development in East Greenwich, ideally positioned at the corner of Vanbrugh Hill and Woolwich Road. Residents enjoy excellent on-site amenities including a leisure centre with swimming pool and gym, a public library, local shops, and a GP surgery. The property is also ideally located within easy reach of Maze Hill and Westcombe Park mainline stations, as well as the vibrant Greenwich town centre and Royal Park.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 985 years
Service Charge: £3500 per annum
Ground Rent: tbc
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

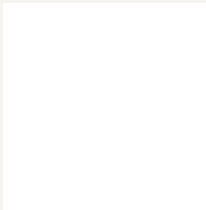
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



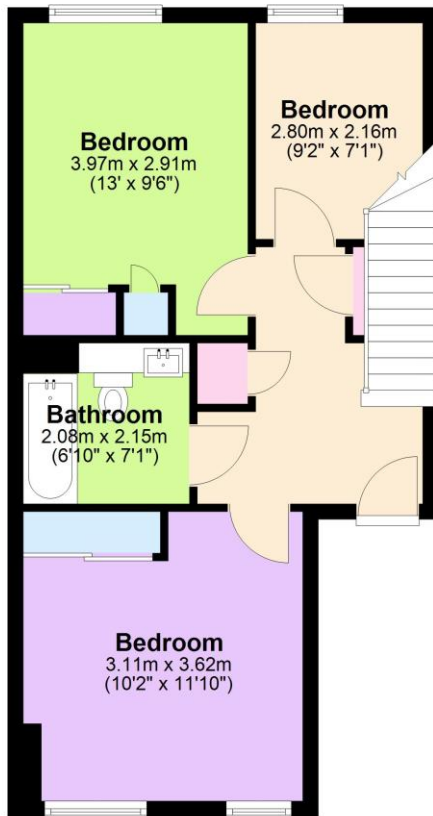
<https://www.winkworth.co.uk/sale/property/CLS200375>

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.



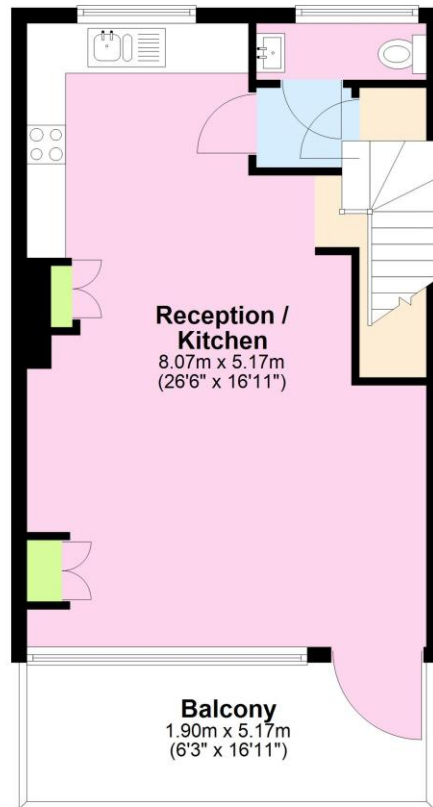
First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Second Floor

Approx. 41.7 sq. metres (448.7 sq. feet)
(excluding Balcony)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)

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