



Bellville House, Greenwich, London, SE10

Guide price £450,000 - £475,000 *Leasehold*

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A beautifully presented two bedroom, two bathroom apartment, occupying the 9th floor of this highly sought-after modern development in the heart of West Greenwich. Measuring generously throughout, the property enjoys secure off-street parking, concierge service and a superb location just moments from Greenwich town centre and excellent transport links.

KEY FEATURES

- Stunning ninth floor apartment
- Two double bedrooms
- Two modern bathrooms
- Spacious 30ft open-plan living area
- Large 16ft covered balcony
- Superb Canary Wharf & City views
- Secure off-street parking



Greenwich

02030533033 | greenwich@winkworth.co.uk



Presented in excellent decorative order, the bright and spacious accommodation is centred around a stunning 30ft open-plan reception room, flooded with natural light and enjoying far-reaching views across Greenwich towards Canary Wharf and the City skyline. The contemporary kitchen is well equipped with a range of integrated appliances and flows seamlessly into the living space, making it perfect for both everyday living and entertaining. Sliding doors lead onto a fantastic 16ft covered balcony, providing an ideal spot to relax and take in the impressive outlook.

There are two generous double bedrooms, both benefiting from fitted wardrobes, while the principal bedroom enjoys the luxury of a stylish en suite shower room. A modern family bathroom, excellent built-in storage and a welcoming entrance hall complete the accommodation.

Further benefits include secure off-street parking, concierge service and a well-maintained communal environment.

Bellville House is superbly positioned on Norman Road in the heart of UNESCO World Heritage West Greenwich. The historic town centre is just a short walk away, offering an outstanding selection of cafés, bars, restaurants, boutique shops and the famous Greenwich Market. Excellent transport connections include Greenwich mainline station, DLR and the Thames Clipper riverboat service, providing swift access to Canary Wharf, the City and beyond. The magnificent Royal Greenwich Park, with its Observatory, National Maritime Museum and world-famous landmarks, is also within easy walking distance.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 136 years
Service Charge: £6000 per annum
Ground Rent: £ 350 Annually (subject to increase)
Council Tax Band: C
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: NA
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	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



BELLVILLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 835 SQ.FT (77.6 SQ.M)



HDVA

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

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