



Banning Street, Greenwich, London, SE10

£625,000 *Leasehold*



An absolutely stunning three bedroom first floor modern apartment that measures an impressive 1088 square foot and is part of the immensely popular River Gardens development, located in East Greenwich and adjacent to the river!

#### KEY FEATURES

- stunning apartment
- three bedrooms
- first floor
- circa 1088 sq ft
- fantastic condition
- parking space
- large 23ft reception/kitchen
- River Gardens development



**Greenwich**

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In superb order throughout, the property comprises a super 23ft reception room with a lovely open plan kitchen that features fitted white goods. This room then leads onto a private 13ft balcony. There are three good sized bedrooms with fitted wardrobes and two family bathrooms, including one ensuite. Added benefits include two large storage cupboards off the hallway and video entry. The development also benefits from a 24 hour concierge and communal facilities that includes a swimming pool, gymnasium and even a tennis court.

River Gardens is widely considered to be one of the very best riverside developments in the area. The town centre is just a short walk away, along the river path, that offers a fantastic array of shops and restaurants, along with mainline rail, riverboat service and the DLR. The Royal Park, with its Observatory is also close by.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 989 year and 5 months

**Service Charge:** £7098 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** B

**Is the property listed:** NO

**Utilities:** TBC

**Electricity supply:**

**Sewerage supply:**

**Water supply:**

**Mobile signal:**



**Rights & Easements:** TBC

**Does the property for any easements:** 0

**Does the property have public rights of way:** 0

**Does the property have restrictions:** 0

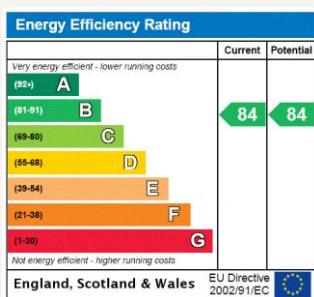
**Flooding:** TBC

**Has the property flooded in the last 5 years:** 0

**Last flood date:**

**Does the property have flood defences:** 0

**Sources of flooding:** 0



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE250059>

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. 101.1 sq. metres (1088.1 sq. feet)



Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

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