



HUGERO POINT, GREENWICH, LONDON, SE10  
**£612,000 LEASEHOLD**

**A FABULOUS TWO BEDROOM 8TH FLOOR APARTMENT THAT FEATURES INCREDIBLE VIEWS OF THE RIVER AND TWO LARGE PRIVATE BALCONIES. FINISHED TO AN EXCEPTIONAL STANDARD AND MEASURING CIRCA 868 SQ FT. LOCATED ADJACENT TO THE RIVER ON THE NORTH GREENWICH PENINSULA. EWS1 COMPLIANT!**

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## DESCRIPTION:

A fabulous two bedroom 8th floor apartment that features incredible views of the river and two large private balconies. Finished to an exceptional standard and measuring circa 868 sq ft. Located adjacent to the river on the North Greenwich Peninsula. EWS1 COMPLIANT!

The current owners have just had the property redecorated and one of its great features is the quality of bespoke storage and wardrobe space. The accommodation comprises a large and bright 31ft reception which has an open plan kitchen area, stacked with floor to ceiling storage, combined with fitted white goods and centre island. This room then leads onto a choice of two 14ft covered balconies, both featuring superb south facing views across Greenwich. No to forget the views to the rear over the river toward the cable car and Thames Barrier. There are two lovely double bedrooms, both with wardrobes, and two high spec family bathrooms, including an ensuite.

Hugero Point is river fronting and part of the Greenwich Millennium Village located at the foot of the Peninsula. It is perfectly located just moments from Southern Park, but also the ecology Park and just a short walk to the O2 arena, with Jubilee Line. There is a nearby retail park, which features a large M&S and Sainsbury.

## AT A GLANCE

- stunning riverside apartment
- fabulous river views
- two large balconies
- circa 868 sq ft
- 31ft kitchen reception room
- newly decorated
- two bathrooms
- bespoke storage/wardrobes
- close to O2 Arena
- close to retail park
- no chain

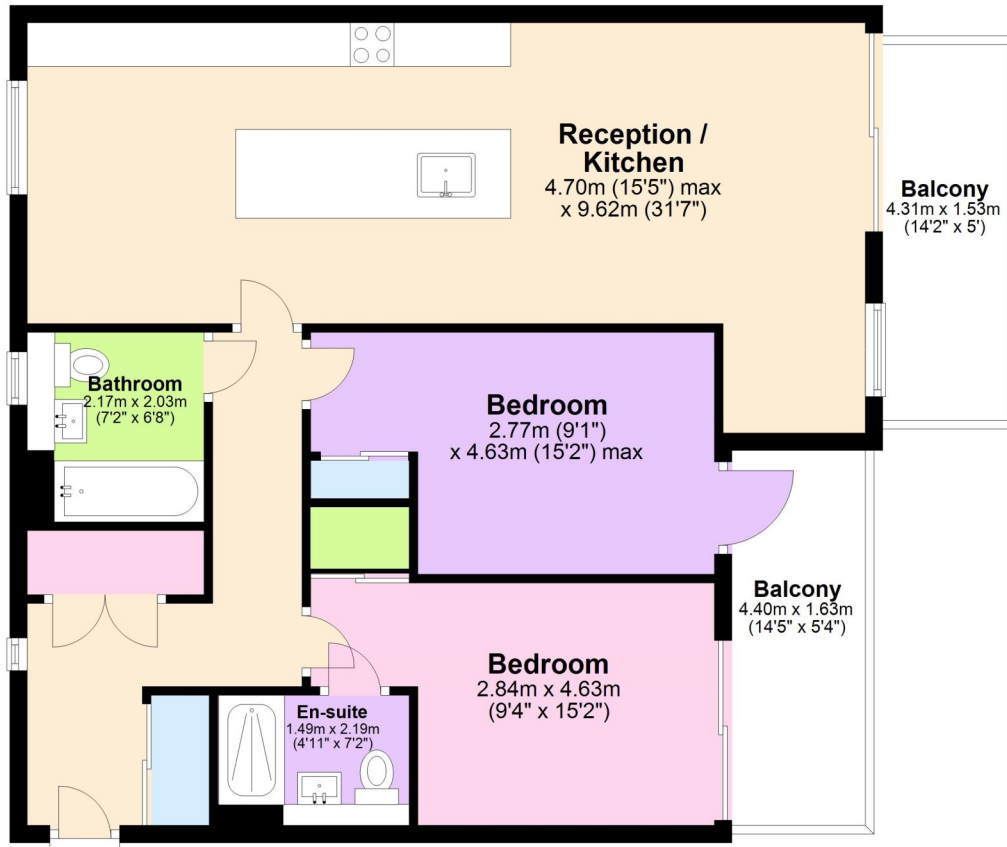






## Eighth Floor

Approx. 80.7 sq. metres (868.4 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 990 year and 11 months

**Service Charge:** £3800 per annum

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

**Council Tax Band:** tbc

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.

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