



BLACKWALL LANE, GREENWICH, LONDON, SE10
£490,000 LEASEHOLD

WE ARE PLEASED TO OFFER THIS SUPERB TWO BEDROOM SPLIT LEVEL MAISONETTE, THAT FEATURES A LOVELY 23FT PRIVATE GARDEN AND MEASURES CIRCA 807 SQ FT. PERFECTLY LOCATED IN EAST GREENWICH, CLOSE TO THE RIVER WALK AND ALSO THE O2 ARENA!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

We are pleased to offer this superb two bedroom split level maisonette, that features a lovely 23ft private garden and measures circa 807 sq ft. Perfectly located in East Greenwich, close to the river walk and also the O2 arena!

In excellent condition, the property briefly comprises a 28ft reception room, with a particularly well fitted kitchen area, with incorporated white goods. This room then opens onto the garden, plus there is also a large cloak room, with extra storage just off the kitchen area. Upstairs there are two good sized double bedrooms, with fitted wardrobes and two bathrooms, including an ensuite.

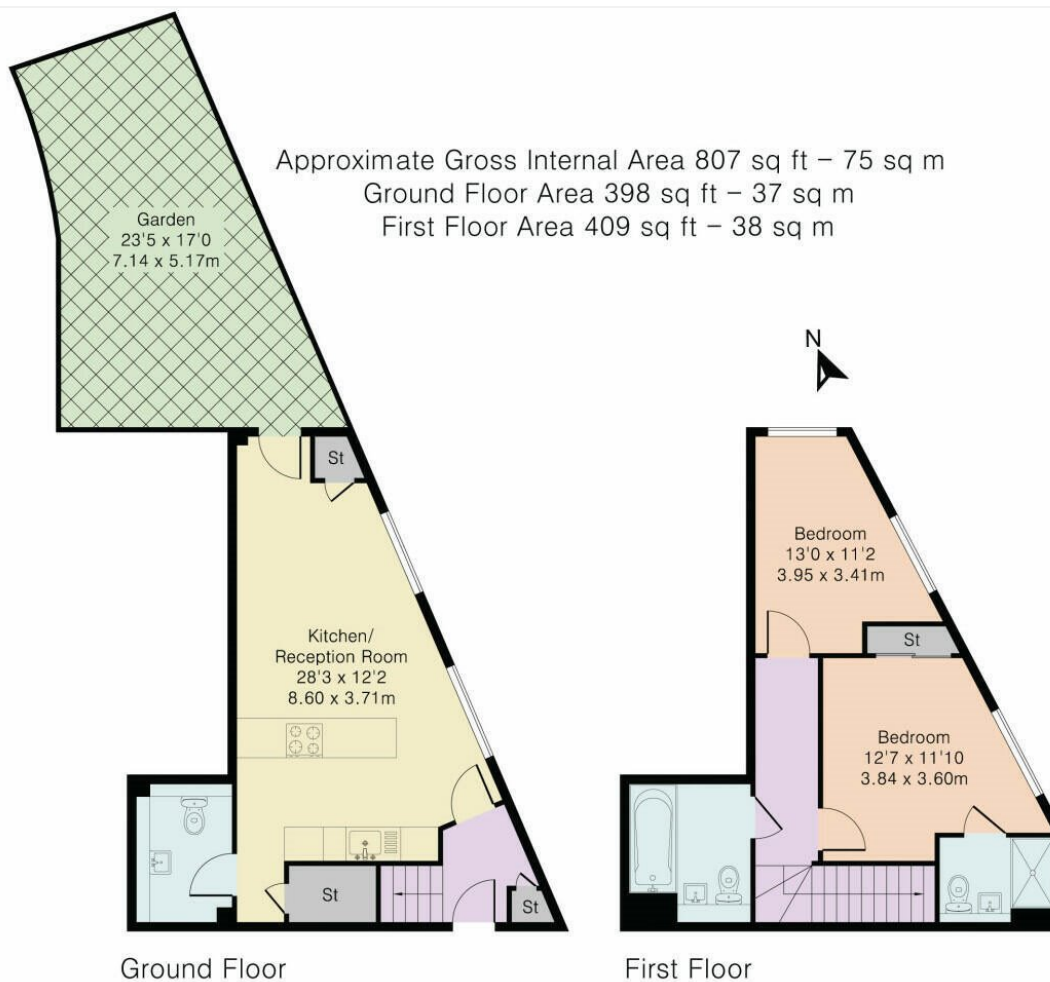
The Peltons is a popular modern development that sits at the base of the North Greenwich Peninsula, near to the corner of Blackwall Lane and Commerell Street. As mentioned, it is only a short walk to local amenities, but also just a few minutes from the Greenwich Leisure centre, Royal Park and the town centre. Mainline rail, riverboat service and DLR are all close to hand.

AT A GLANCE

- stunning apartment
- split level maisonette
- 2 double bedrooms
- 2 bathrooms
- private garden
- circa 807 sq ft
- superb condition
- large cloakroom
- The Peltons development
- East Greenwich location
- close to rail and shops







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 989 year

Service Charge: £2275 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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