



**BAYLISS HEIGHTS, PEARTREE WAY, SE10**  
**£550,000 LEASEHOLD**

**A SPACIOUS 2 DOUBLE BEDROOM  
 APARTMENT POSITIONED ON THE FIFTH  
 FLOOR OF THIS POPULAR DEVELOPMENT IN  
 NORTH GREENWICH MEASURING 924 SQ.FT.  
 EWS1 COMPLIANT.**

Greenwich | 02030533033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)

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## DESCRIPTION:

A spacious 2 double bedroom apartment positioned on the fifth floor of this popular development in North Greenwich measuring 924 sq.ft. EWS1 compliant.

The stylish open plan living area with wood flooring throughout, boasts ample natural light due to the dual aspect and large floor to ceiling windows. It leads directly onto a large covered balcony. The kitchen comes complete with a range of integrated appliances and a central island, making it the perfect place to entertain friends and family.

There are two generously sized bedrooms, the master suite with sliding built in wardrobes and an en-suite shower room. Both of these benefit from floor to ceiling doors which have direct access to the balcony. The apartment also has ample storage and a modern family bathroom.

Bayliss Heights boasts additional benefits such as secure video entry and 24hr concierge service.

The location is unbeatable – sitting at the foot of the Peninsula, just moments away from the river Thames, the O2 Arena, and iconic sites like Cutty Sark and Greenwich Park. With easy

## AT A GLANCE

- two double bedroom apartment
- large open plan living area
- high specification
- large covered balcony
- 5th floor with lift
- two bathrooms
- North Greenwich location
- close to shops





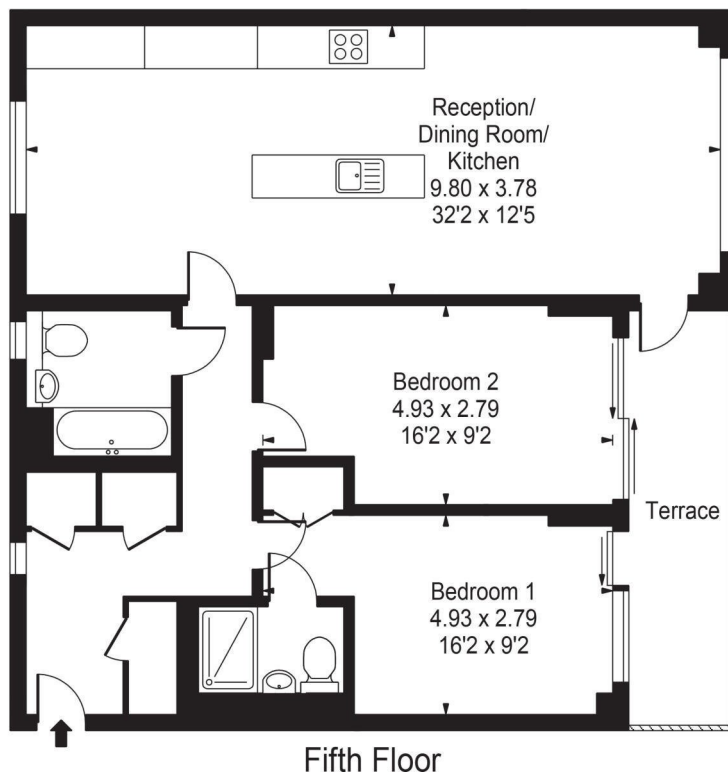


## Bayliss Heights

Gross Internal Area(Approx)

Total = 85.84 Sq m / 924 Sq ft

For Illustration Purposes Only - Not To Scale



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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 989 year and 0 months

**Service Charge:** £4500 per annum

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

**Council Tax Band:** D

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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