



ELLIOT LODGE, GREENWICH, LONDON, SE10
GUIDE PRICE £475,000-£500,000 LEASEHOLD

WE ARE PLEASED TO OFFER THIS SUPERB TWO BEDROOM APARTMENT, THAT MEASURES CIRCA 734 SQUARE FOOT AND IS FOUND ON THE 2ND FLOOR ON THIS POPULAR BLOCK, LOCATED JUST MOMENTS FROM THE RIVER WALK AND TOWN CENTRE.

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DESCRIPTION:

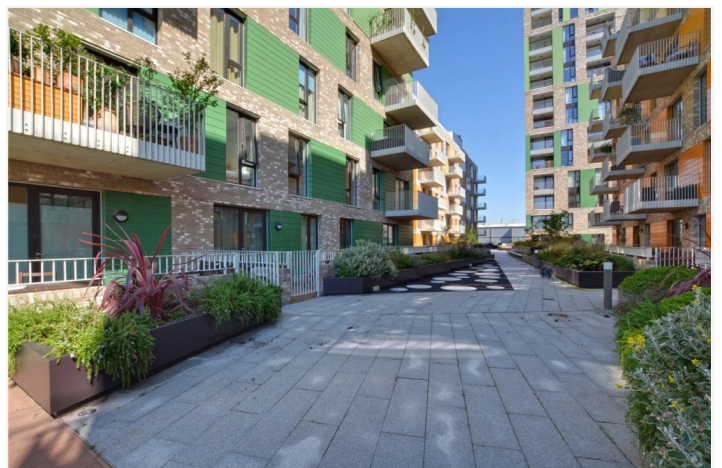
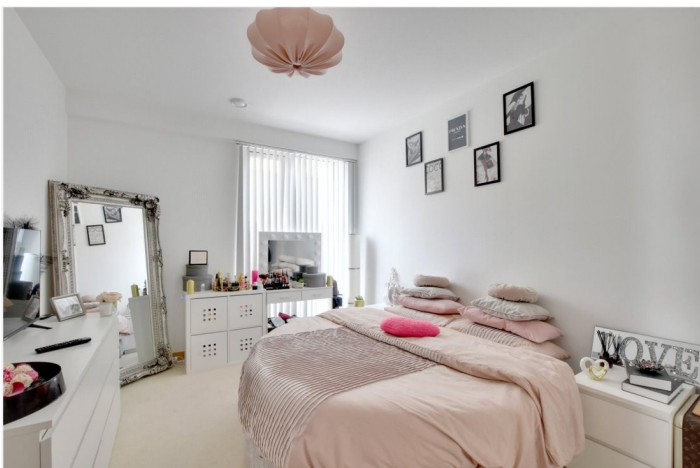
Guide Price £475,000-£500,000. We are pleased to offer this superb two bedroom apartment, that measures circa 734 square foot and is found on the 2nd floor on this popular block, located just moments from the river walk and town centre.

In excellent order, the property comprises of a bright and airy lounge, that has a well fitted open plan kitchen and doors onto a 14ft private balcony. There are two double bedrooms, with the master having fitted wardrobes. The bathroom is beautifully presented and there is excellent storage just off the entrance hallway. Added benefits include well-kept communal grounds and video entry. It's worth mentioning that the building is also EWS1 compliant!

Precision SE10 is one of Greenwich's premier developments and is well located on the foot of the peninsula, just moments from the river. Greenwich town centre is only a short walk away and offers an excellent array of shops and restaurants. The property is close to the O2 arena with the North Greenwich Jubilee Line, along with DLR and mainline rail connections close by.

AT A GLANCE

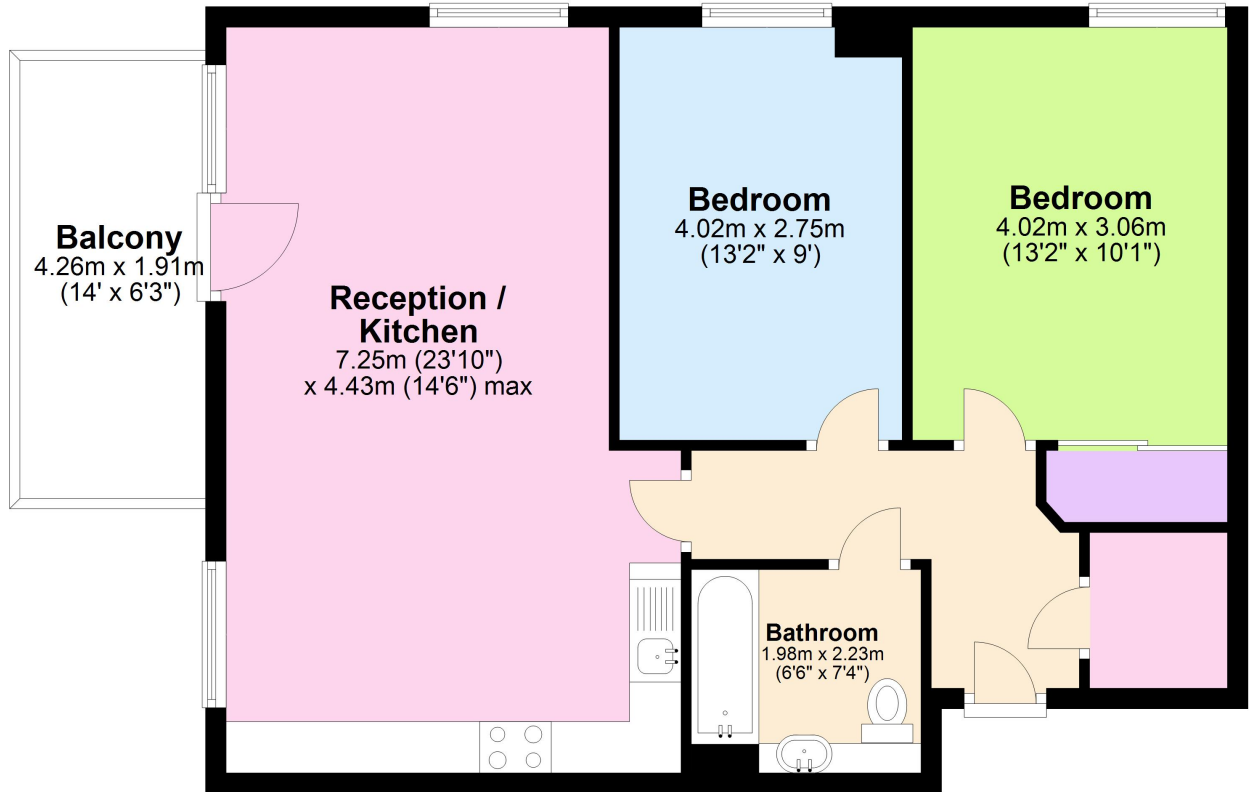
- superb apartment
- two double bedrooms
- 2nd floor with lift
- 24ft kitchen/diner
- 14ft balcony
- EWS1 compliant
- no chain
- good storage
- moments from river walk
- close to town centre





Second Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 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			
(92-100)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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