



GOOCH HOUSE, GREENWICH, LONDON, SE10  
**£395,000 LEASEHOLD**

**WE ARE DELIGHTED TO OFFER THIS OUTSTANDING ONE BEDROOM APARTMENT THAT IS FOUND ON THE 12TH FLOOR AND FEATURES WONDERFUL AND FAR REACHING VIEWS ACROSS GREENWICH PARK, THE RIVER AND CANARY WHARF. MEASURING CIRCA 564 SQ FT AND EWS1 COMPLIANT!**

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## DESCRIPTION:

We are delighted to offer this outstanding one bedroom apartment that is found on the 12th floor and features wonderful and far reaching views across Greenwich Park, the river and Canary Wharf. Measuring circa 564 sq ft and EWS1 compliant!

In stunning order the property briefly comprises a lovely open plan kitchen living room, with hard wood flooring, that leads onto a large covered balcony. There is a particularly well fitted bathroom and a large double bedroom, again with great views and with air conditioning. Added benefits include ample storage and video entry.

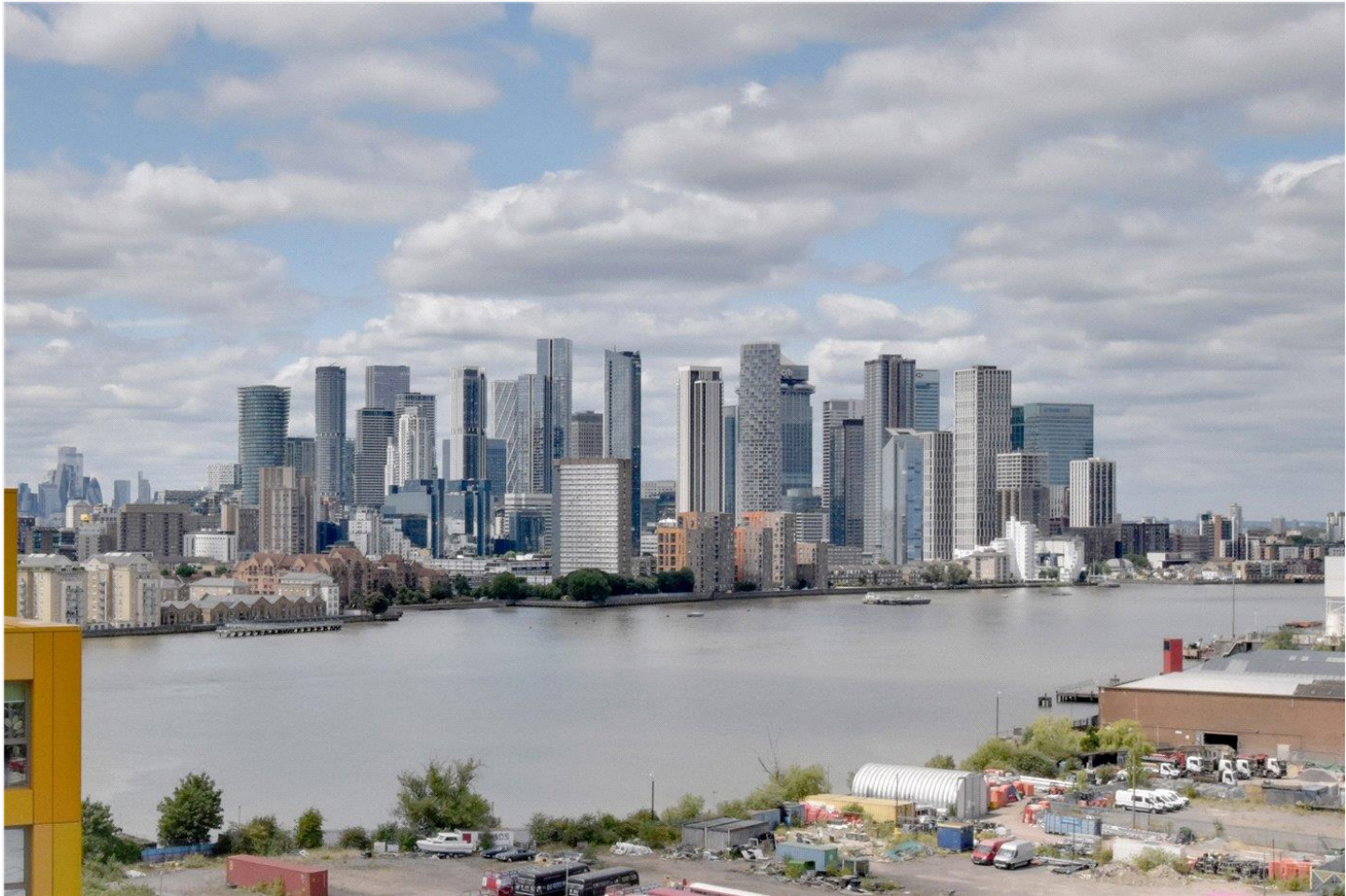
Precision is one of Greenwich's premier developments and is well located on the foot of the peninsula, moments from the river and river walkway. The town centre is only a short walk away and offers an excellent array of shops and restaurants. Also the property is close to the O2 arena with Jubilee Line, plus cable car service, along with the Royal Park.

## AT A GLANCE

- stunning apartment
- one bedroom
- 12th floor (with lift)
- large covered balcony
- superb kitchen living room
- great views
- circa 564 sq ft
- EWS1 compliant
- moments from river walk
- close to town centre









**TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M)**

**Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given**

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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:** 992 years and 11 months

**Service Charge:** £3000 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** C

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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