



**HAWTHORNE CRESCENT, GREENWICH, LONDON, SE10**  
**£650,000 LEASEHOLD**

**AN ABSOLUTELY STUNNING AND BRIGHT, TWO BEDROOM 6TH FLOOR APARTMENT, THAT FEATURES TWO PRIVATE BALCONIES WITH EXCEPTIONAL VIEW ACROSS GREENWICH. MEASURING AN IMPRESSIVE 898 SQ FT AND WITH EWS1 CERTIFICATION IN PLACE!**

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## DESCRIPTION:

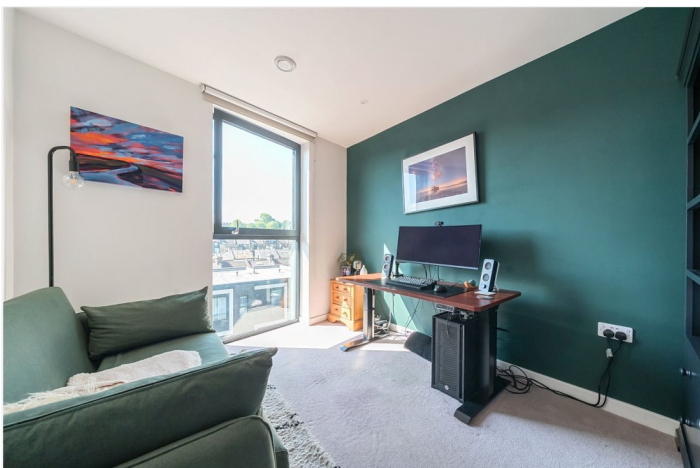
An absolutely stunning and bright, two bedroom 6th floor apartment, that features two private balconies with exceptional view across Greenwich. Measuring an impressive 898 sq ft and with EWS1 certification in place!

In exceptional decorative order throughout, the accommodation briefly comprises a lovely 22ft reception room, which has a well fitted open plan kitchen area, with all the usual fitted white goods. This room in turn leads onto a lovely private balcony. There are two good sized double bedrooms, both with fitted wardrobes. The master room has an ensuite and access to its own balcony. As mentioned, each room features beautiful and far reaching views. There is a well fitted family bathroom and an extra wide entrance hallway, that is big enough as a study area. Added benefits include well-kept central communal grounds and also bike storage within the parking area (although parking is not included). The flat also comes with underfloor heating and video entry.

This block was built in 2018 and forms part of the incredibly popular Greenwich Square development, that sits just on the corner of Vanbrugh Hill and Woolwich Road. Greenwich leisure is onsite, which includes a large gym and pool, plus library (membership not included). The Royal Park is within a short walk, as is the town centre, which offers a wide array of shops and restaurants, along with mainline rail and DLR

## AT A GLANCE

- stunning apartment
- 2 double bedrooms
- circa 898 sq ft
- 5th floor with lift
- 2 private balconies
- beautiful views
- good storage
- outstanding condition
- central communal grounds
- East Greenwich location
- close to rail and park

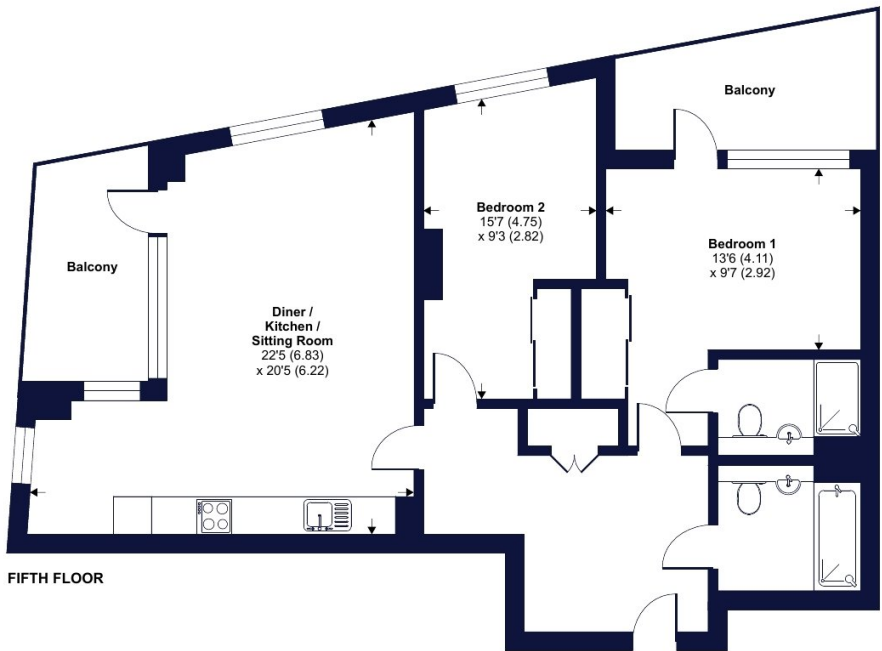




# Hawthorne Crescent, London, SE10

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Winkworth. REF: 1294074

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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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 992 years

**Service Charge:** £4200 per annum

**Ground Rent:** tbc

**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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