



## Dowells Street, SE10

£350,000 *Leasehold*



Smart space, prime place, one bed modern, low-maintenance home in one of London's most vibrant neighbourhoods. Sold chain free.

### KEY FEATURES

- One bedroom apartment
- 5 minute walk to town centre
- New Capital Quay development
- 24 hour concierge
- Moments from river walk
- Open plan kitchen/living space
- Riverside development
- Large Waitrose on site
- Close to rail and DLR



**Greenwich**

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This thoughtfully designed one bedroom, one bathroom apartment is located within the sought-after New Capital Quay development in Greenwich, offering the perfect blend of comfort, convenience, and contemporary living. The open-plan layout connects the living and kitchen areas, creating a fluid and spacious feel despite its size.

The bedroom is well-sized with fitted wardrobes. The bathroom features modern finishes, ensuring functionality without compromising on style. Overall, the apartments layout and design make excellent use of space, making it feel welcoming.

Located just a short walk from Greenwich Town Centre, residents will enjoy easy access to a range of shops, restaurants, and local amenities. With excellent transport links, including the DLR and mainline stations, this apartment is ideal for professionals or those looking to enjoy all the charms of Greenwich with the convenience of city living.



MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 981 year and 10 months  
**Service Charge:** £2706 per annum  
**Ground Rent:** £ 350 Annually (subject to increase)  
**Council Tax Band:**  
**EPC rating:** B  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply  
**Mobile signal:** Yes

**Rights & Easements:**  
**Does the property have any easements:** Property does not have easements  
**Does the property have public rights of way:** Property does not have public rights of way across the property  
**Does the property have restrictions:** Property does not have restrictions

**Flooding:**  
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years  
**Last flood date:**  
**Does the property have flood defences:** Property does not have flood defences (aside from the Thames Barrier)



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		

For more information, scan the QR code or visit the link below



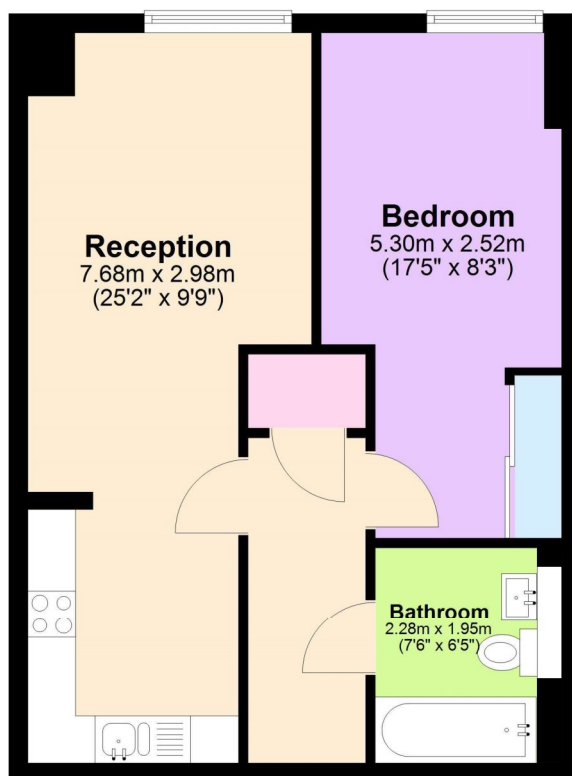
<https://www.winkworth.co.uk/sale/property/GRE250098>

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.



## Fourth Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 sq. feet)

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