

**CHRISTCHURCH WAY, GREENWICH, LONDON, SE10**  
**£675,000 LEASEHOLD**

**A STUNNING THREE BEDROOM, 2ND FLOOR APARTMENT, MEASURING 1,242 SQUARE FEET. PERFECTLY LOCATED IN EAST GREENWICH JUST MOMENTS FROM THE RIVER WALK AND ROYAL PARK, THE PROPERTY ENJOYS PLENTY OF LIGHT AND SPACE THROUGHOUT AND IS EWS1 COMPLIANT!**

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## DESCRIPTION:

A stunning three bedroom, 2nd floor apartment, measuring 1,242 square feet. Perfectly located in east Greenwich just moments from the river walk and Royal Park, the property enjoys plenty of light and space throughout and is EWS1 COMPLIANT!

Presented in excellent order, the property comprises a large open plan kitchen living room that itself measures just under 500 square feet, and has access on to a wonderful south facing balcony that the owners have fitted with real grass! The kitchen area is finished to a high spec and comes with all the usual fitted white goods and appliances. There are three good sized double bedrooms, with the master having a fitted wardrobe and en-suite. There is also a further family bathroom from the welcoming hallway. Added benefits to the property include a huge separate storage room next to the property from the communal hallway, a video entry system, with well finished hard wood flooring and carpets throughout.

Brunel House is part of the Precision development, located on Christchurch Way, which is found on the border of East Greenwich and the peninsula. As mentioned, this is just moments from the river, but also just only a short walk to the Greenwich Royal Park and its historical town centre that offers a wide variety of shops, pubs and restaurants. There are fantastic connections to central London, The City and Canary Wharf from mainline rail and DLR and Jubilee Line services.

## AT A GLANCE

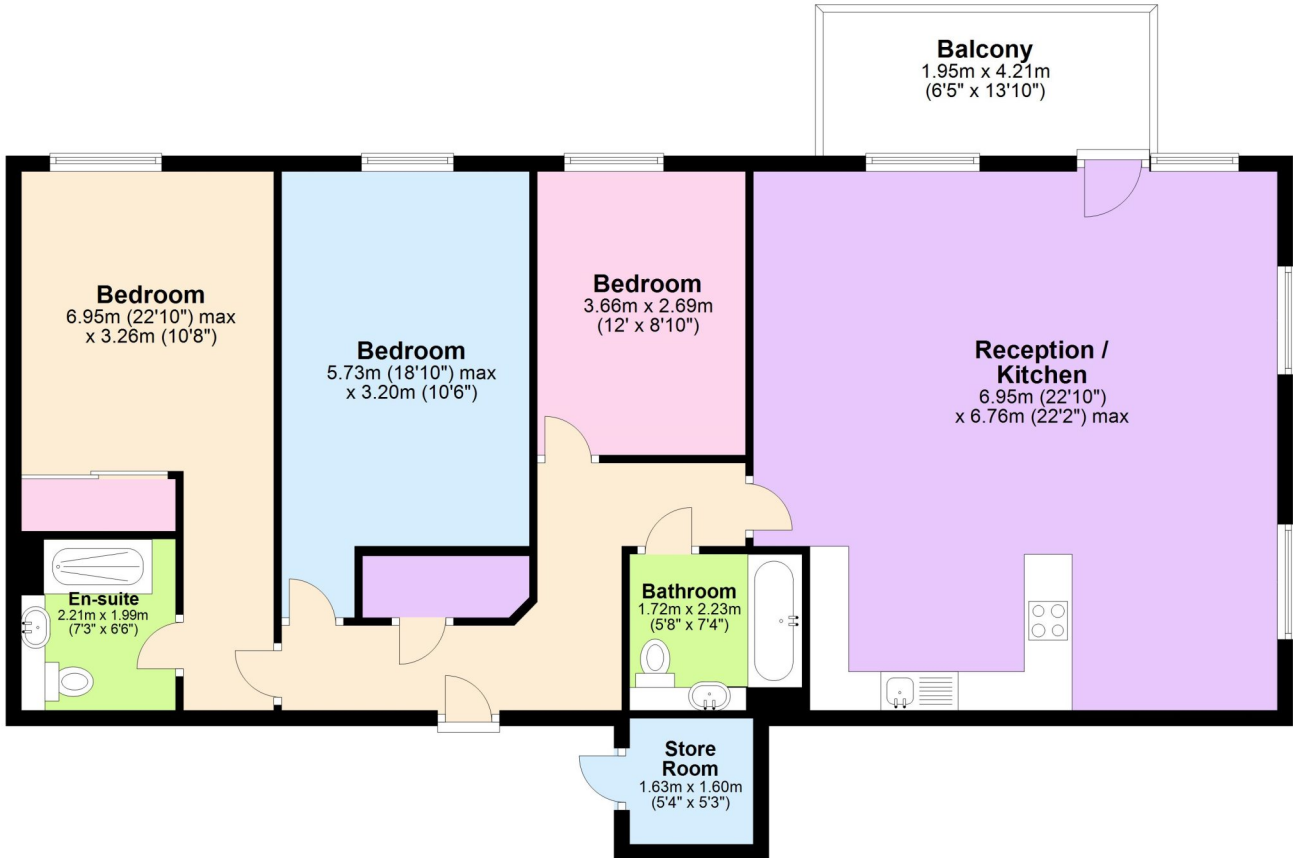
- EWS1 compliant
- large apartment
- three double bedrooms
- 2nd floor with lift
- 1,242 square foot
- 2 bathrooms
- balcony
- excellent condition
- Storage room
- moments from river
- close to centre and Royal Park





## Second Floor

Approx. 115.5 sq. metres (1242.7 sq. feet)



Total area: approx. 115.5 sq. metres (1242.7 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) <b>A</b>                           |  | 89                      | 89        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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