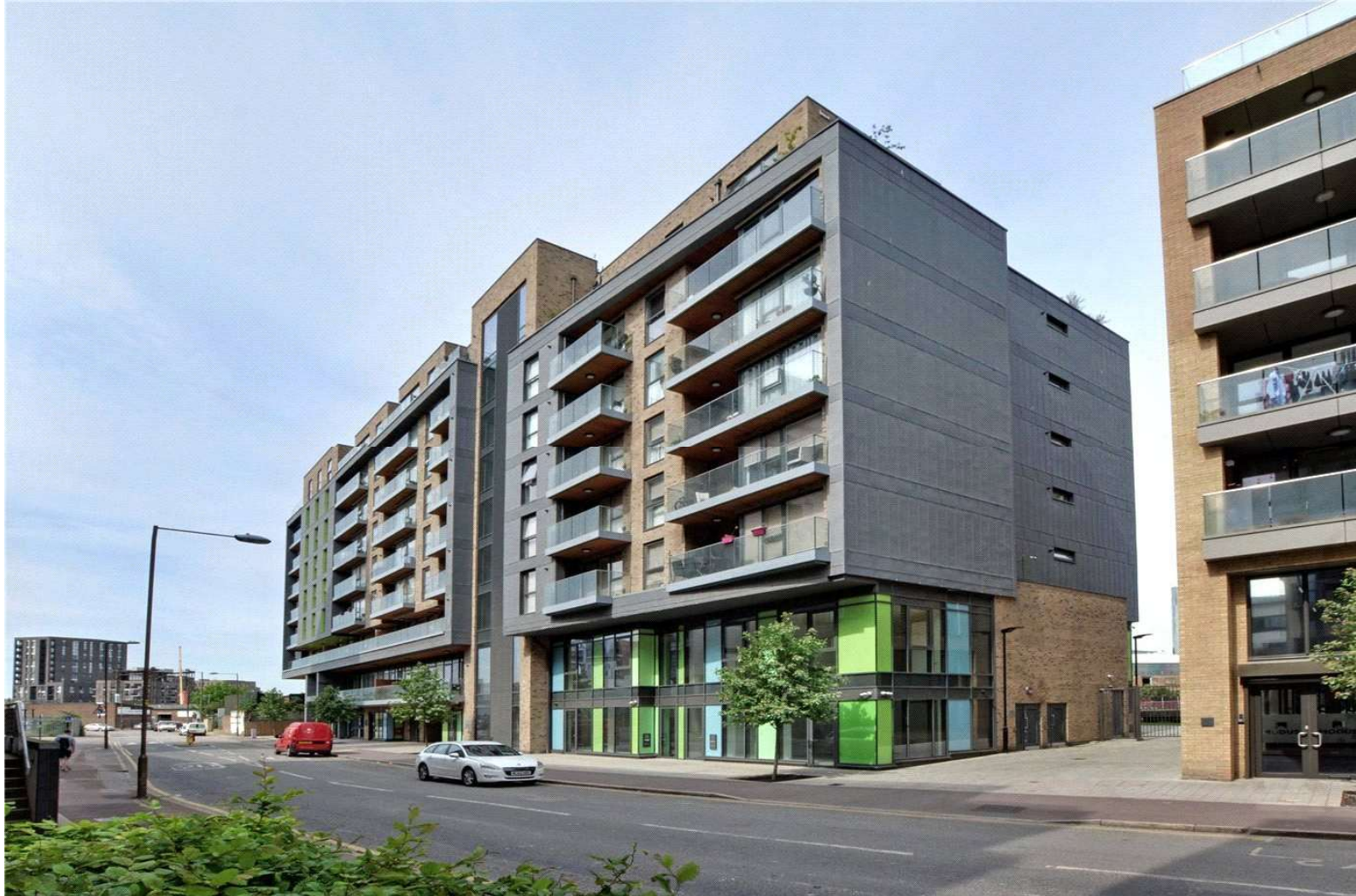




Caledonian Point, Greenwich, London, SE10

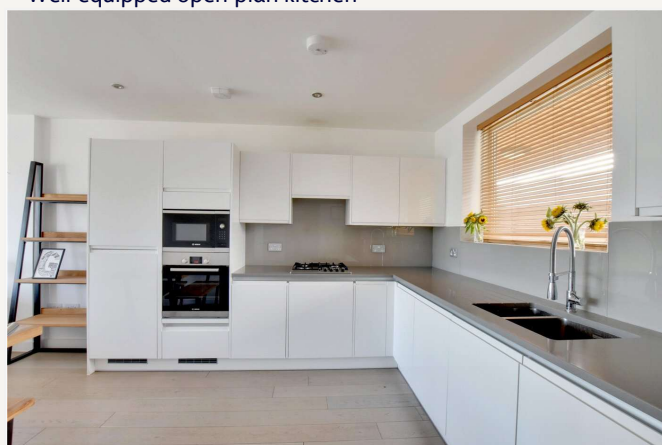
£540,000 *Leasehold*

2  1  2 

A stunning two-bedroom apartment occupying the eighth floor of the popular Caledonian Point development, offering approximately 806 sq ft of beautifully presented accommodation together with far-reaching westerly views across the creek.

KEY FEATURES

- Stunning 8th floor apartment
- Approximately 806 sq ft
- Two generous double bedrooms
- Far-reaching creek views
- Westerly facing balcony
- Impressive 27ft reception room
- Well-equipped open-plan kitchen



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The property is presented in fine decorative order throughout and benefits from particularly well-proportioned living space. At the heart of the apartment is an impressive 27ft reception room, which incorporates a well-equipped open-plan kitchen with an excellent range of fitted units, ample storage and integrated white goods. The reception area enjoys plenty of natural light and opens directly onto a westerly facing balcony, providing a wonderful outdoor space from which to enjoy the attractive views across the creek.

There are two generous double bedrooms, with the principal bedroom featuring a range of fitted wardrobes and a stylish en-suite shower room. A separate family bathroom is located off the entrance hallway, while a useful utility cupboard provides additional practical storage.

Caledonian Point is a well-regarded development situated on Norham Road in West Greenwich, ideally positioned for the historic town centre, which is just a short walk away. Greenwich offers an excellent array of independent shops, restaurants and the popular Greenwich Market, together with a wealth of historic and cultural attractions including the National Maritime Museum, Cutty Sark and the Royal Park and Observatory.

Excellent transport links are also close at hand, with Greenwich mainline and DLR stations providing convenient connections into central London and Canary Wharf, while the riverboat service offers an alternative and particularly enjoyable way to travel along the Thames.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 115 years
Service Charge: £2364 per annum
Ground Rent: £ 300 Annually (subject to increase)
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

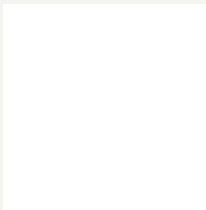
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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
Is object modified: False



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



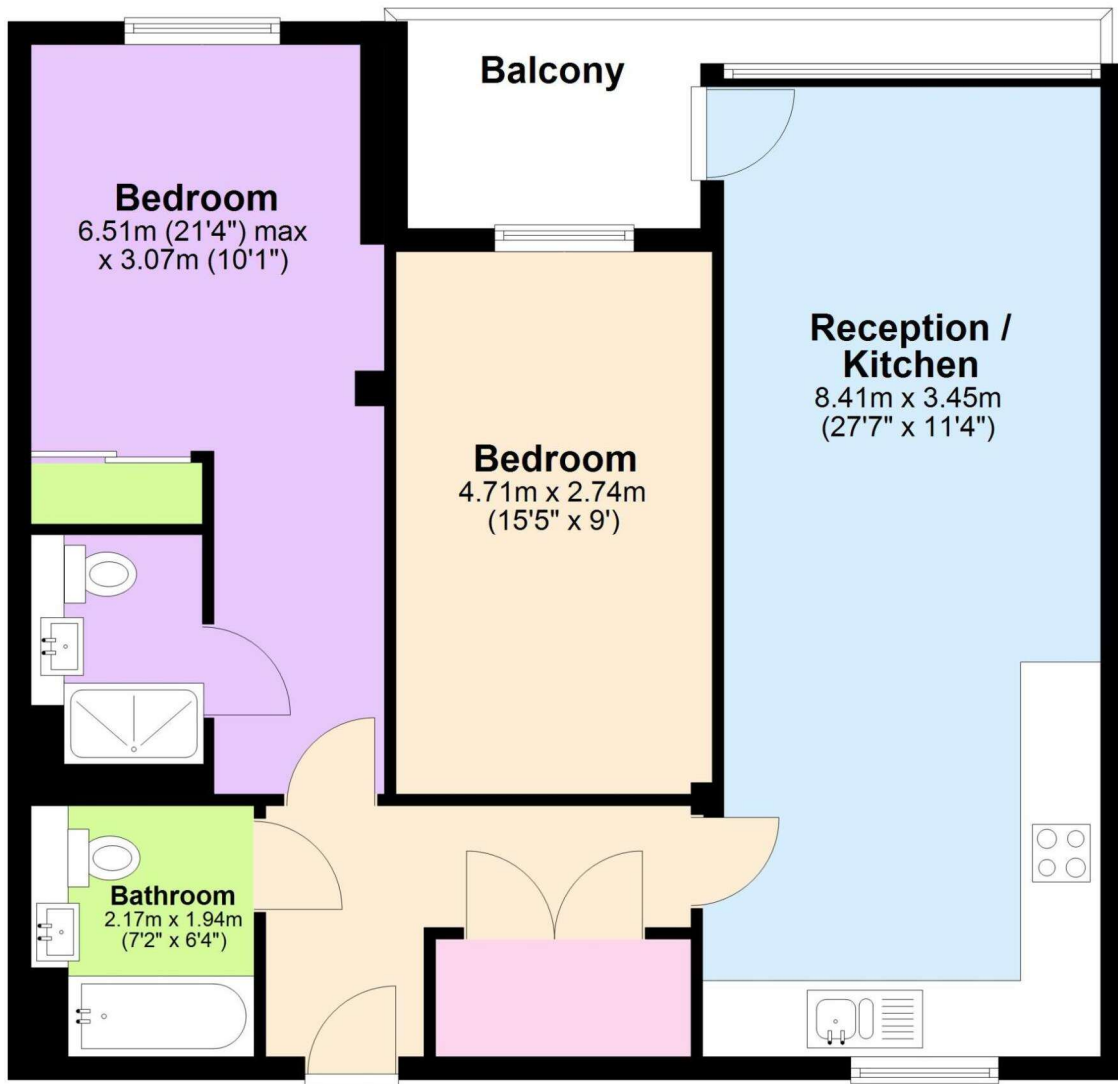
<https://www.winkworth.co.uk/sale/property/GRE260243>

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.



Eighth Floor

Approx. 75.0 sq. metres (806.9 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 sq. feet)

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