



**BEACON POINT, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £500,000-£525,000 LEASEHOLD**

**A WONDERFUL AND BRIGHT TWO BEDROOM, 8TH FLOOR APARTMENT, THAT MEASURES CIRCA 705 SQ FT AND IS PERFECTLY LOCATED MOMENTS FROM THE RIVER AND TOWN CENTRE! EWS1 COMPLIANT.**

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## DESCRIPTION:

Guide Price £500,000-£525,000. A wonderful and bright two bedroom, 8th floor apartment, that measures circa 705 sq ft and is perfectly located moments from the river and town centre! EWS1 COMPLIANT.

In superb condition throughout, the property briefly comprises a lovely 16ft reception room, which has partial creek views, that also opens on to a well fitted kitchen area, featuring the usual range of fitted white goods. There are two bedrooms, both with fitted wardrobes and two beautiful bathrooms. Added benefits include a secure underground parking space, video entry and a 24 hour concierge on site.

New Capital Quay is a prime riverside development, located just to the west of the town centre. This means it is just moments from a wide range of shops and restaurants, along with mainline rail, DLR and riverboat service. Greenwich Market and indeed The Royal Park are also close by. There is also a large Waitrose and Costa on site.

## AT A GLANCE

- stunning apartment
- immaculate condition
- 8th with lift
- underground parking space
- two bedroom
- two bathrooms
- circa 705 sq ft
- excellent storage
- fitted wardrobes
- 24 hour concierge
- riverside development

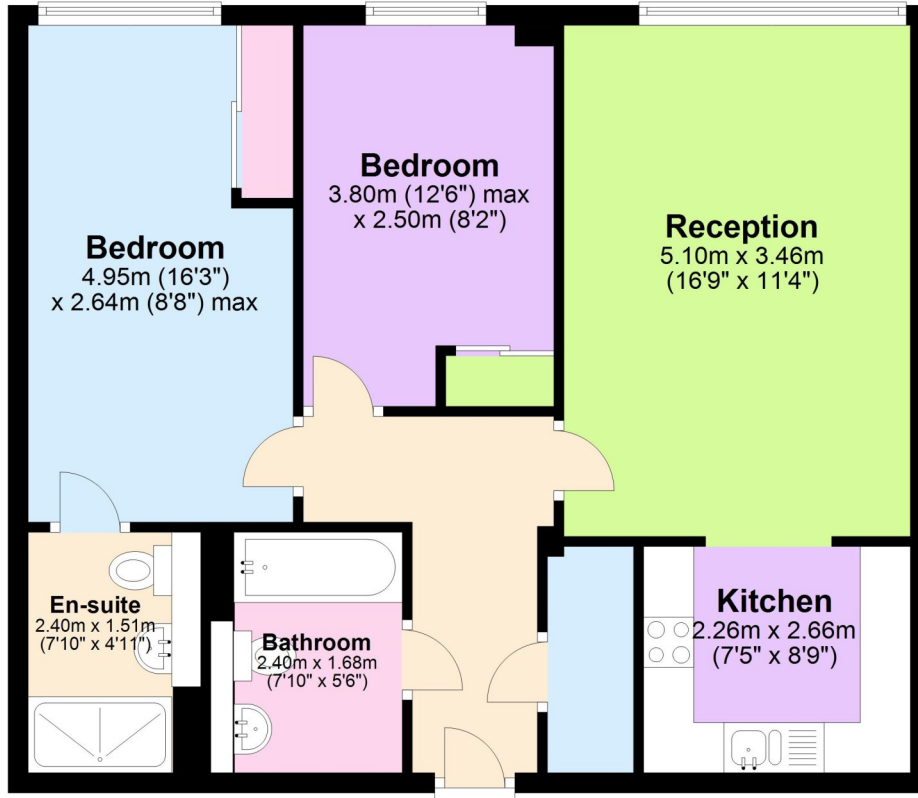






## Eighth Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



Total area: approx. 65.6 sq. metres (705.9 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>			
(81-91) <b>B</b>		83	83
(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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