



Kestrel House, Greenwich, London, SE10

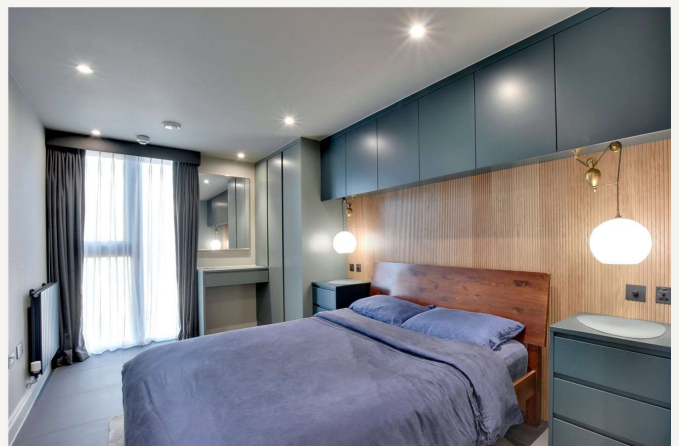
GUIDE PRICE £550,000 - £575,000 *Leasehold*



This fantastic three-bedroom, second-floor apartment extends to approximately 950 sq. ft and is offered to the market chain free, presented beautifully to an exceptionally high specification throughout. The current owners have comprehensively refurbished the apartment with no expense spared, including a bespoke John Lewis of Hungerford kitchen fitted in 2023, along with outstanding custom storage and wardrobes in every room, all designed and installed by their Blackheath Village team.

KEY FEATURES

- Three-bedroom second-floor apartment, circa 950 sq. ft
- Chain free and finished to a high specification
- Bespoke John Lewis of Hungerford kitchen (2023)
- Spacious 20ft open-plan reception room
- Quartz worktops, island, wine fridge & integrated appliances
- Underfloor heating and hallway air conditioning
- Three double bedrooms with bespoke wardrobes



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Additional luxury features include underfloor heating, an air-conditioning unit discreetly positioned in the entrance hallway.

The accommodation comprises a large and welcoming L-shaped entrance hallway, complete with a useful utility cupboard, leading into a superb 20ft open-plan reception room. The stunning kitchen features quartz worktops, a central island with breakfast bar, bespoke corner cabinetry to maximise storage and design, and an integrated wine fridge. All other integrated appliances are high-end Miele, reinforcing the apartment's premium finish throughout. The living space opens directly onto a generously sized private balcony.

There are three well-proportioned double bedrooms, each benefiting from high-quality bespoke wardrobes, with the principal bedroom boasting particularly impressive storage. The apartment is served by a beautifully fitted family bathroom (2022) and a separate cloakroom featuring a stylish Japanese-style toilet.



The property benefits from a professionally installed hardwired Ethernet network running from the service cupboard to the front reception room, second bedroom and office — a rare and highly desirable feature for modern living, home working and tech enthusiasts. A 1Gbps connection is currently in place and can be transferred to an incoming buyer within minutes.

Kestrel House forms part of the immensely popular Central Park development, perfectly positioned on the cusp of Greenwich, Blackheath and Lewisham. This prime location offers an excellent selection of local shops, cafés and restaurants, as well as outstanding transport links including mainline rail, DLR and riverboat services, making this an ideal home for both convenience and lifestyle.

Furniture and select appliances, including televisions, are available by separate negotiation.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 112 year and 0 months
Service Charge: £0 per annum
Ground Rent: £350 Annually (subject to increase)
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Good signal

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

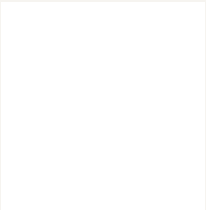
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date: 2023 - the soil stack overflowed due to a blockage. This was fixed and Peabody’s insurance paid for the damage to the flat. It hasn’t happened since.
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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



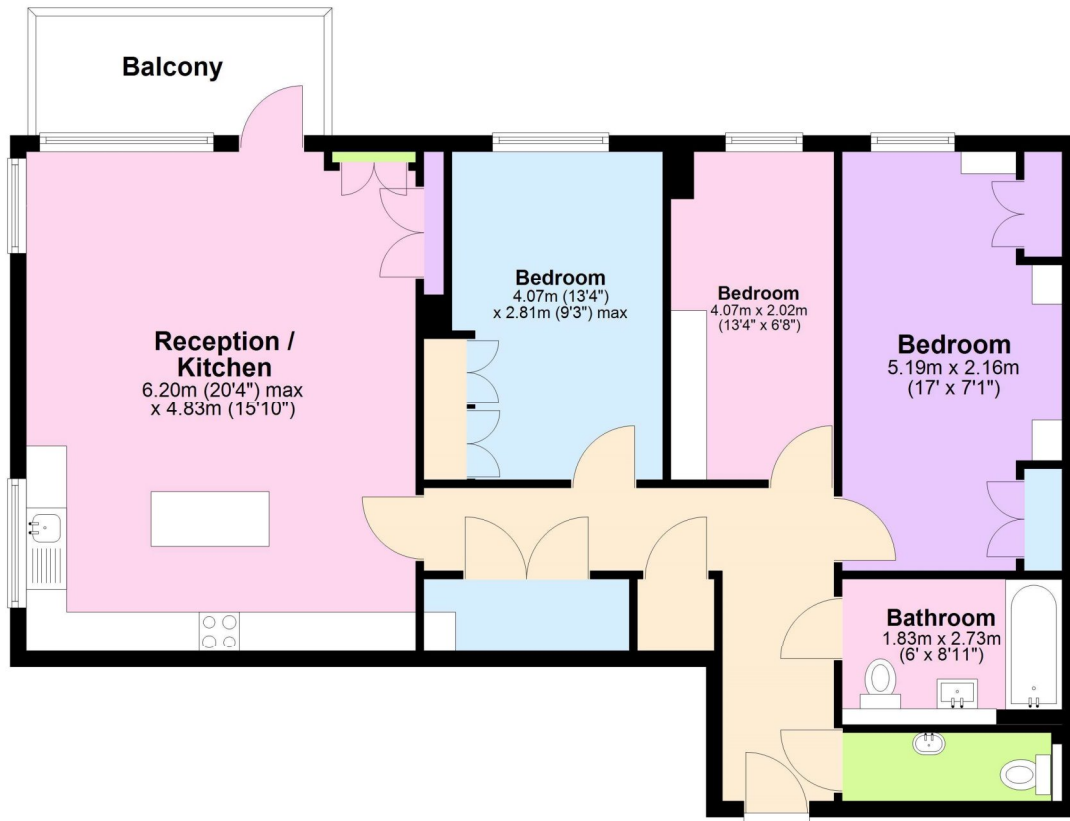
<https://www.winkworth.co.uk/sale/property/GRE250339>

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.



Second Floor

Approx. 88.3 sq. metres (950.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

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