



## Trafalgar Road, Greenwich, London, SE109UW

£500,000 *Leasehold*

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Set just moments from the gates of Greenwich Royal Park, this super-sized ground floor apartment offers an impressive 1,106 sq ft of beautifully proportioned accommodation in one of South East London's most prestigious locations.

### KEY FEATURES

- 1,106 sq ft ground floor apartment
- Prime East Greenwich location
- Moments from Greenwich Royal Park
- Adjacent to Maze Hill station
- Spacious open-plan reception
- Modern kitchen with utility room
- Two double bedrooms



**Greenwich**

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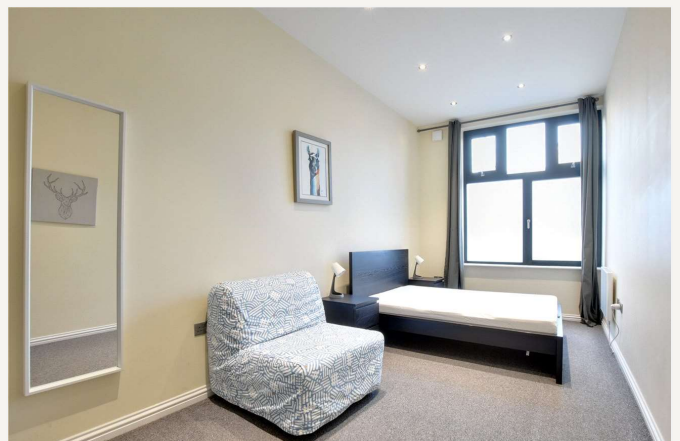
Occupying a prominent corner position on Trafalgar Road and Maze Hill, the property enjoys exceptionally convenient transport links, sitting adjacent to Maze Hill mainline station, while also being a short walk from the historic town centre and the River Thames.

Internally, the apartment is enhanced by high ceilings and hardwood flooring throughout, creating a wonderful sense of space and light. The accommodation comprises a bright and spacious reception room with a clearly defined dining area, opening seamlessly into a well-fitted kitchen with integrated white goods. This impressive living space is further complemented by a separate utility room and a stylish family bathroom.

There are two generous double bedrooms, with the principal suite benefiting from a superb 9ft dressing room and a modern en-suite shower room. Additional features include double glazing and gas central heating, ensuring comfort year-round.

The location is truly outstanding. The apartment is just a stone's throw from Greenwich Royal Park, home to the Royal Observatory, boating lake and famous deer park, while the UNESCO World Heritage town of Greenwich is only a short walk away. Here you'll find an exceptional selection of shops, cafés and restaurants, the ever-popular Greenwich Market, and excellent transport connections via mainline rail, DLR and riverboat services.

With its proximity to the River Thames and its status as one of the very best areas in South East London, this outstanding apartment offers a rare combination of space, convenience and world-class surroundings.



MATERIAL INFORMATION

Tenure: Leasehold  
Term: 99 year  
Service Charge: tbc  
Ground Rent: £ 500 Annually (subject to increase)  
Council Tax Band: c  
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:

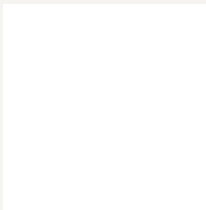
Rights & Easements:  
Does the property have any easements: Property does not have easements  
Does the property have public rights of way: Property does not have public rights of way across the property  
Does the property have restrictions: Property does not have restrictions

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		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



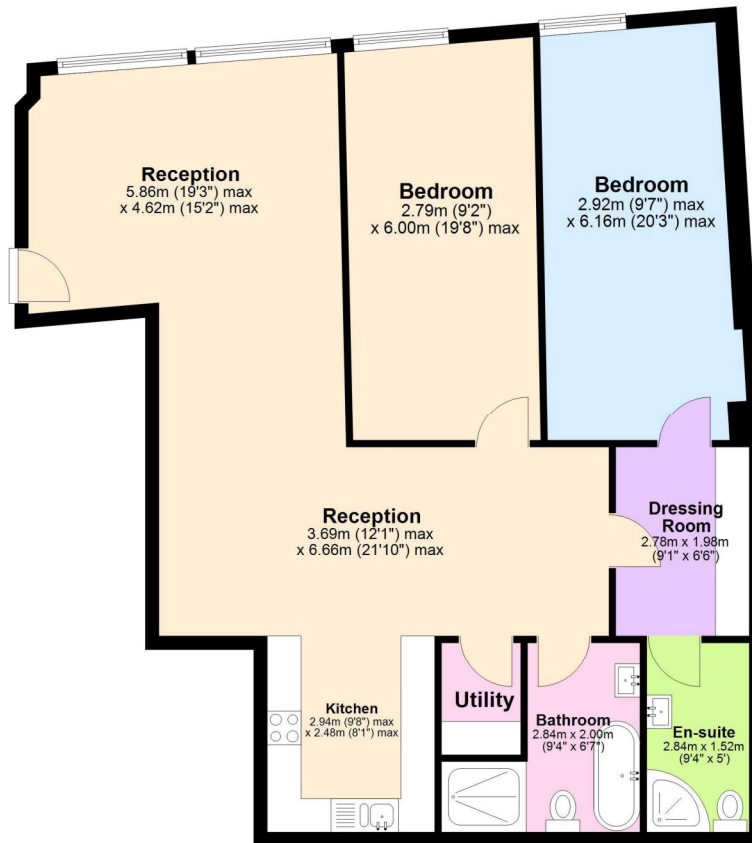
<https://www.winkworth.co.uk/sale/property/GRE150162>

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.



## Ground Floor

Approx. 102.8 sq. metres (1106.4 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

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