

HUNTLEY CLOSE, GREENWICH, LONDON, SE10
£685,000 LEASEHOLD

QUIETLY TUCKED AWAY ON PELTON ROAD WITHIN THE PRESTIGIOUS GREENWICH WORLD UNESCO HERITAGE SITE, THIS BEAUTIFULLY PRESENTED, TWO BEDROOM, GROUND AND FIRST-FLOOR DUPLEX OFFERS 1,031 SQ FT OF STYLISH, WELL-PROPORTIONED LIVING SPACE IN SUPERB CONDITION THROUGHOUT.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

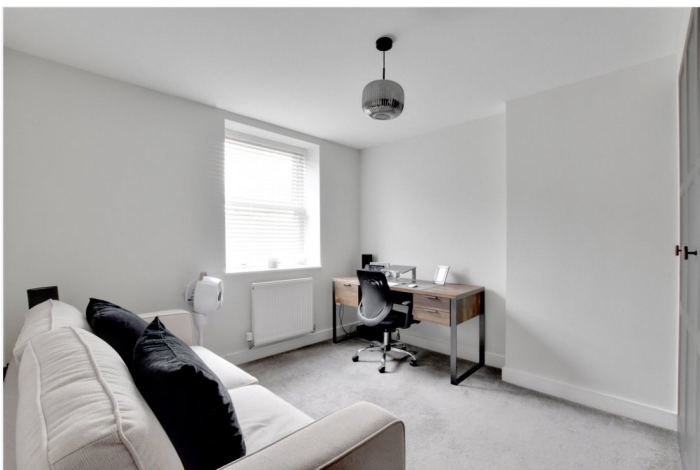
Quietly tucked away on Pelton Road within the prestigious Greenwich World UNESCO Heritage Site, this beautifully presented, two bedroom, ground and first-floor duplex offers 1,031 sq ft of stylish, well-proportioned living space in superb condition throughout.

Set in a small, gated development converted circa 2017, the property benefits from off-street parking and an exceptional sense of privacy, while remaining moments from the Thames riverside walk and the excellent amenities surrounding the O2 Arena, Greenwich town centre, and the historic Royal Park with Observatory.

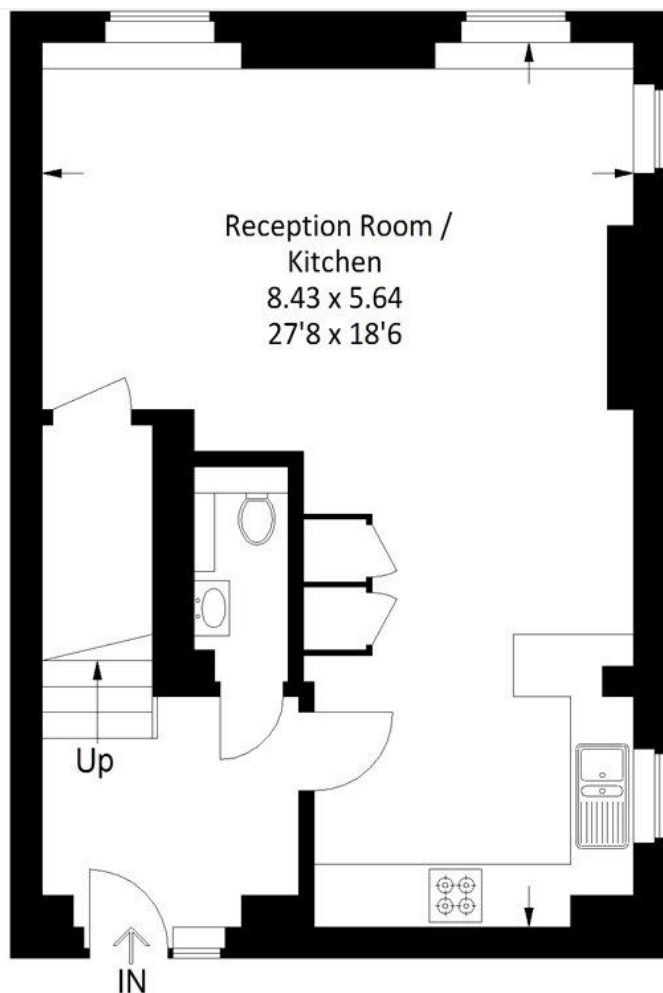
The heart of the home is a magnificent 27ft reception room featuring high ceilings and a high-spec open-plan kitchen with integrated appliances—perfect for entertaining and everyday living. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find two generous double bedrooms, both with fitted wardrobes. The principal bedroom enjoys a sleek en-suite shower room and direct access to a private roof terrace with pleasant views—ideal for unwinding or enjoying a quiet morning coffee. A beautifully appointed family bathroom serves the second bedroom.

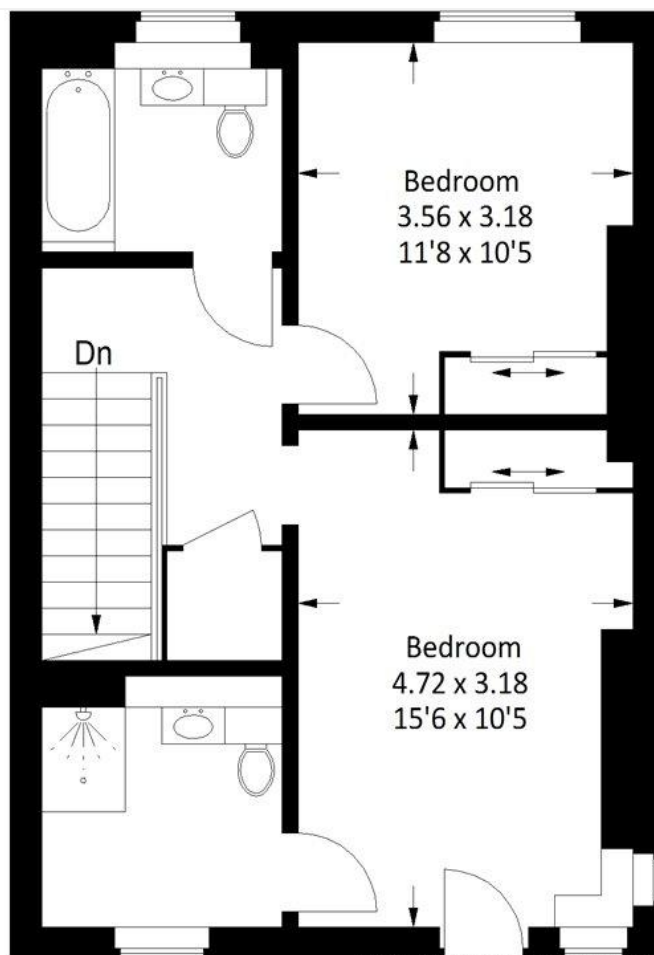
Combining contemporary comfort, characterful design, and a prime heritage location, this turnkey duplex is ideal for professionals, couples, or anyone seeking a unique home in one of London's most historic and vibrant neighbourhoods.



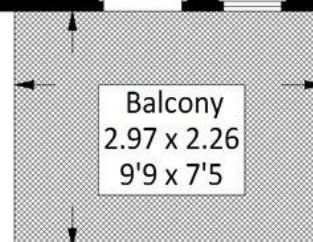




Ground Floor



First Floor



Approximate Gross Internal Area
95.8 sq m / 1031 sq ft

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.

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		

Tenure: Leasehold

Term: tbc

Service Charge: £1467 per annum

Ground Rent: £416 per annum

Council Tax Band: E

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.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.