



## Huntley Close, Greenwich, London, SE10

£650,000 *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.

### KEY FEATURES

- Stylish 2-bedroom ground & first floor duplex
- Set within a small gated development (converted c.2017)
- Located in the Greenwich World UNESCO Heritage Site
- Quiet Pelton Road position, near riverside walk & O2 Arena
- Spacious 1,031 sq. ft of beautifully presented living space
- Magnificent 27ft reception with high ceilings & open-plan kitchen



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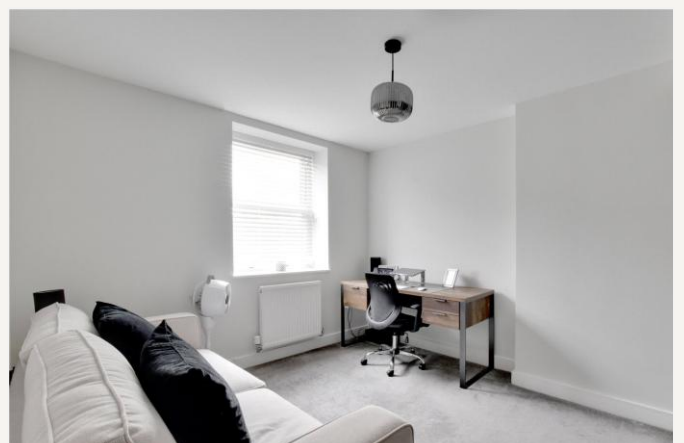


Set in a small, gated development converted circa 2017, the property benefits from off-street parking and an exceptional sense of privacy, while remaining moments from the Thames riverside walk and the excellent amenities surrounding the O2 Arena, Greenwich town centre, and the historic Royal Park with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





MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 116 year and 11 months  
**Service Charge:** £1469.5 per annum  
**Ground Rent:** £417.6 Annually (subject to increase)  
**Council Tax Band:** E  
**EPC rating:** B  
**Is the property listed:** No

**Utilities:**  
**Electricity supply:** tbc  
**Sewerage supply:** tbc  
**Water supply:** tbc  
**Mobile signal:** tbc

**Rights & Easements:**  
**Does the property for any easements:** tbc  
**Does the property have public rights of way:** tbc  
**Does the property have restrictions:** tbc

**Flooding:**  
**Has the property flooded in the last 5 years:** tbc  
**Last flood date:** tbc  
**Does the property have flood defences:** tbc  
**Sources of flooding:** tbc

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		



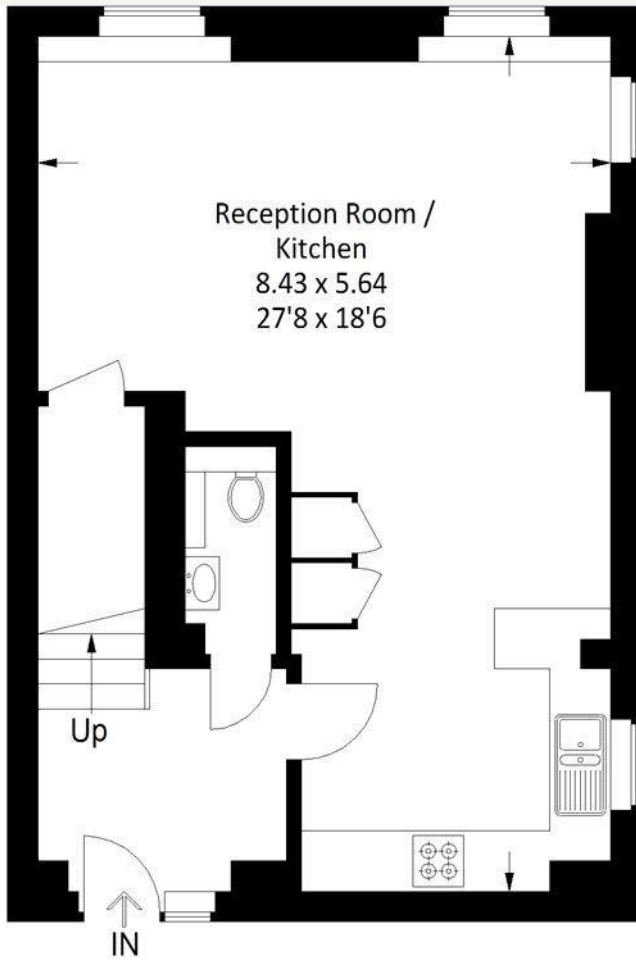
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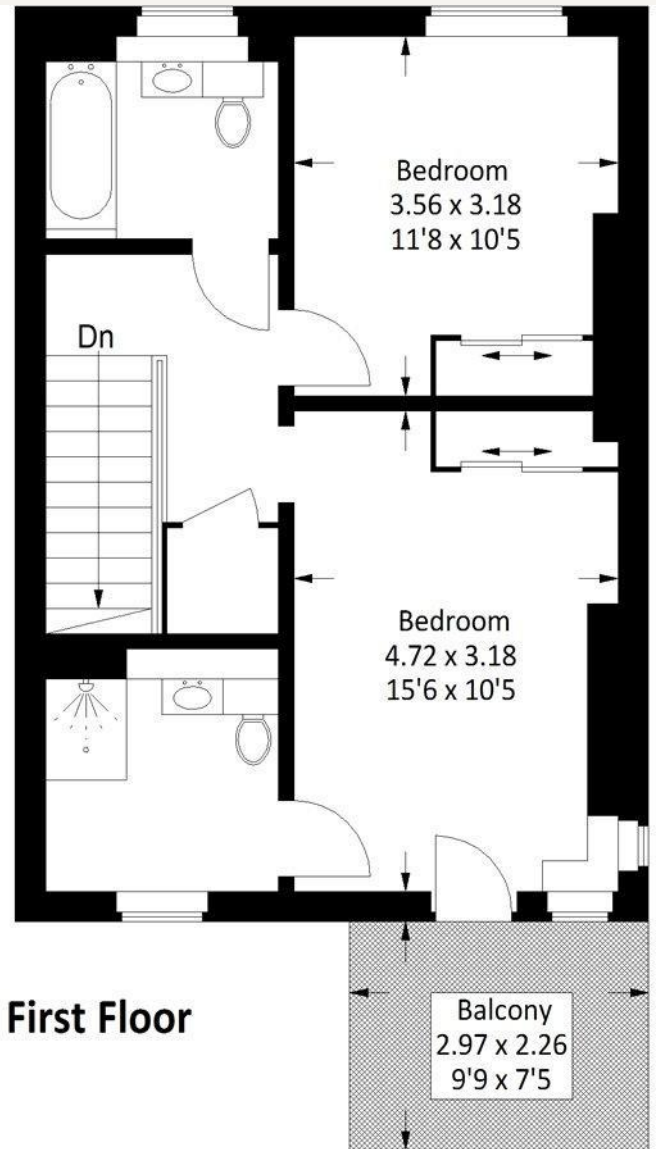
<https://www.winkworth.co.uk/sale/property/GRE250274>

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**



**First Floor**



**Approximate Gross Internal Area**  
95.8 sq m / 1031 sq ft

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