



**GARDA HOUSE, GREENWICH, LONDON, SE10**  
**£535,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM, 2ND FLOOR, APARTMENT THAT MEASURES CIRCA 790 SQ FT AND IS LOCATED JUST A FEW MOMENTS FROM THE RIVER WALKWAY, ON THE FOOT OF THE PENINSULA! EWS1 COMPLIANT!**

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## DESCRIPTION:

A beautifully presented two bedroom, 2nd floor, apartment that measures circa 790 sq ft and is located just a few moments from the river walkway, on the foot of the peninsula! EWS1 COMPLIANT!

The property is in excellent order throughout, and briefly comprises of a good sized and bright 24ft reception room, with a stunning open plan kitchen area. This room then leads onto a south east facing covered balcony. There are two double bedrooms, a family bathroom and an ensuite to the master. Along with excellent storage the property also comes with 24 hour concierge, underfloor heating and communal gardens. Onsite there is also a communal gymnasium.

Enderby Wharf is an immensely popular riverside development, found on the cusp of east and north Greenwich. This means it has easy and quick access to the town centre, which offers a wide variety of shops and restaurants, along with mainline rail, riverboat service and DLR. The Royal Park, with its Observatory is also just a short walk away.

## AT A GLANCE

- two bedroom apartment
- excellent condition
- circa 790 sq ft
- 2nd floor (with lift)
- 24ft kitchen diner
- balcony
- 2 bathrooms
- south east facing
- riverside development
- moments from river walk



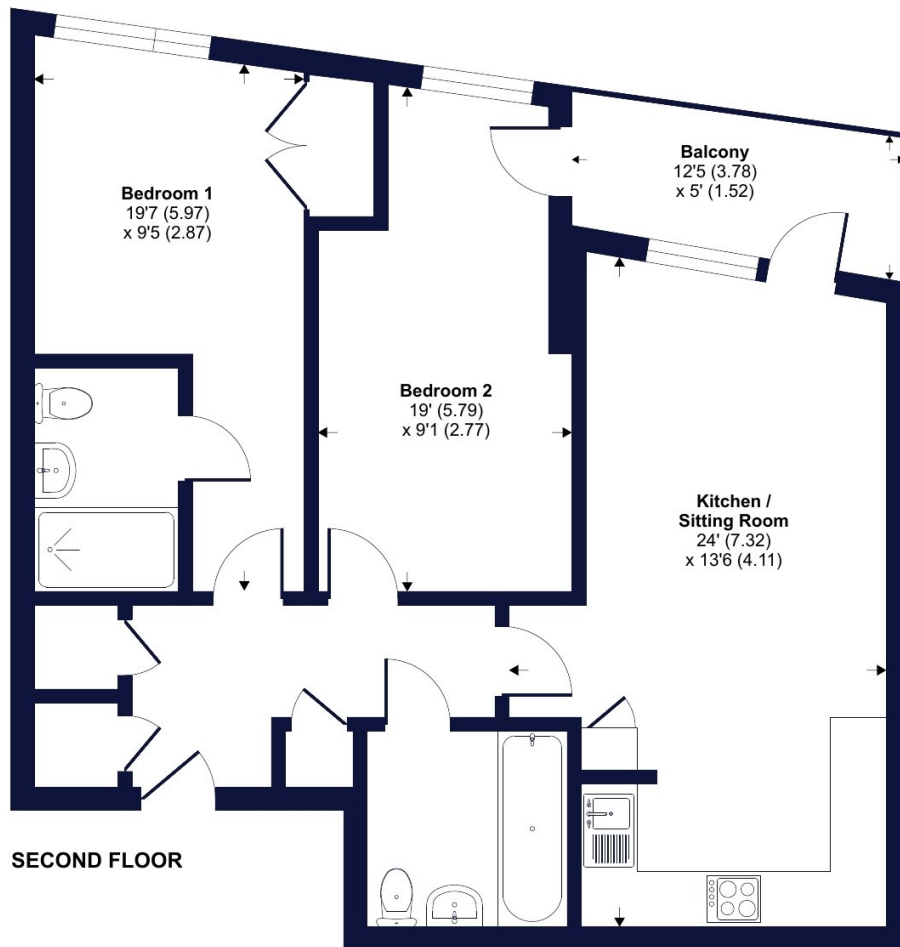




## Cable Walk, Greenwich, SE10

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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