



GOOCH HOUSE, GREENWICH, LONDON, SE10
£490,000 LEASEHOLD

A SUPERB TWO BEDROOM FIRST FLOOR APARTMENT THAT MEASURES CIRCA 753 SQ FT AND IS PERFECTLY LOCATED IN THIS MODERN DEVELOPMENT, JUST MOMENTS FROM THE RIVER! EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

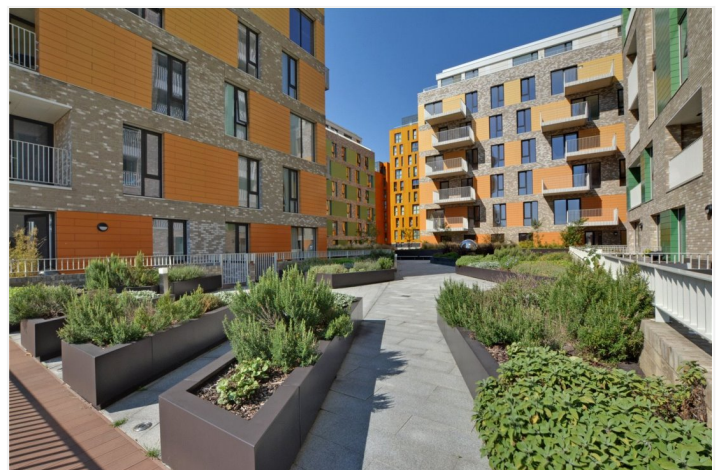
A superb two bedroom first floor apartment that measures circa 753 sq ft and is perfectly located in this modern development, just moments from the river! EWS1 COMPLIANT!

In excellent condition throughout, the property briefly comprises of a bright, 22ft double aspect, reception room, that leads onto a lovely private balcony. There are two large double bedrooms, with the master having fitted wardrobes, and two very well fitted bathrooms. Along with ample storage, added benefits include communal grounds, double glazing and hard wood flooring.

Precision is a stunning new development located on the cusp of north and east Greenwich, and as mentioned just moments from the river walk. This means it is perfectly located for quick and easy access to the town centre, which offers a wide array of shops and restaurants, and also the O2 arena with cable car service. Mainline rail, DLR and riverboat are a short walk away, as is the Royal Park with its Observatory!

AT A GLANCE

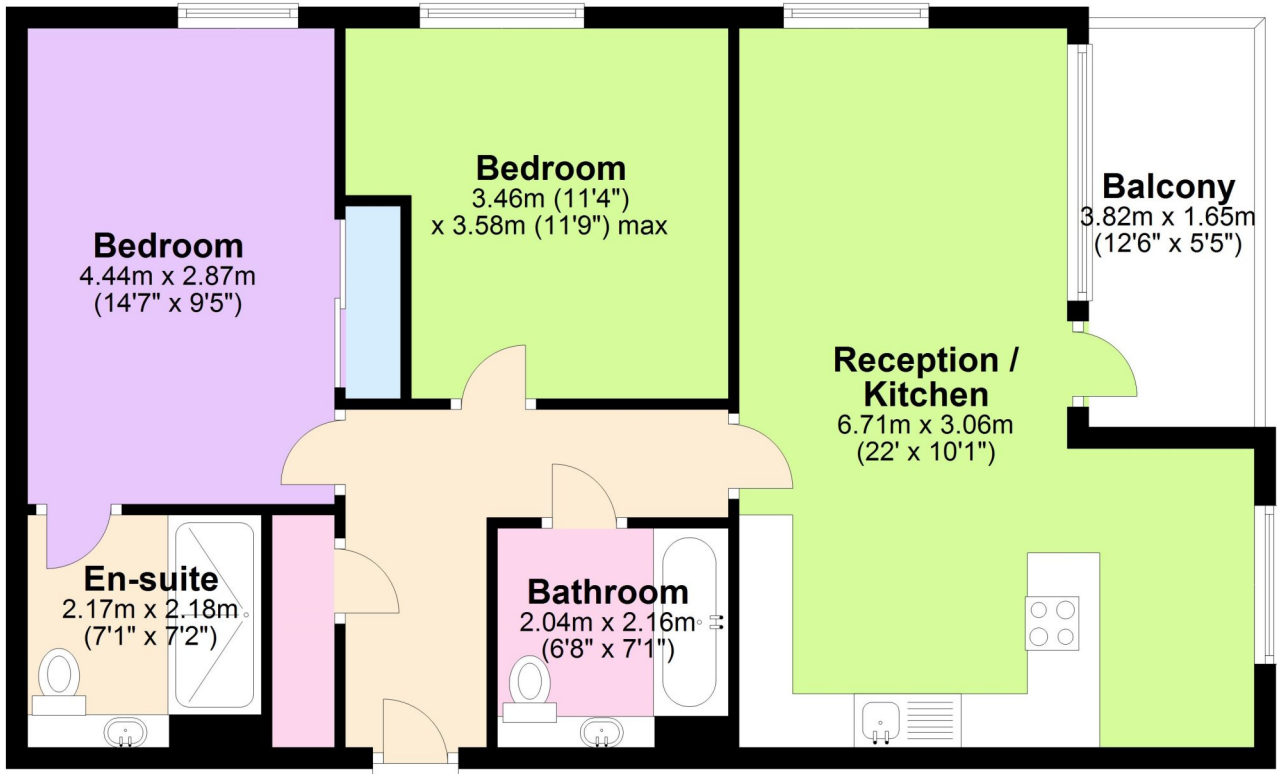
- two bedroom apartment
- first floor (with lift)
- circa 753 sq ft
- excellent condition
- bright 22ft kitchen reception
- communal grounds
- two bathrooms
- moments from river walk
- close to town centre
- close to rail and DLR





First Floor

Approx. 70.0 sq. metres (753.3 sq. feet)



Total area: approx. 70.0 sq. metres (753.3 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(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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