



Centenary Heights, Greenwich, London, SE10

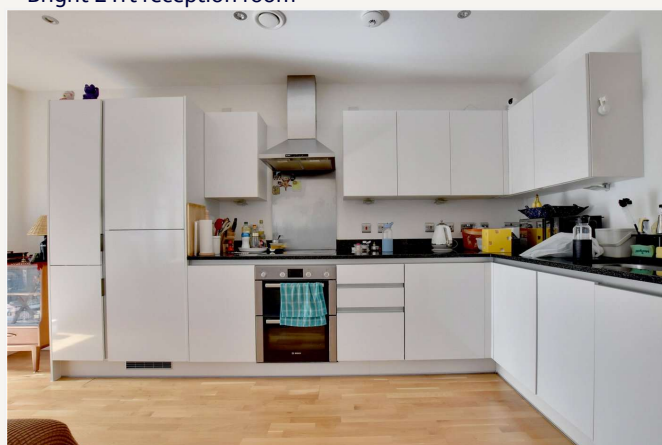
£450,000 *Leasehold*

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A spacious and beautifully presented two-bedroom fifth-floor apartment, measuring circa 817 sq ft, forming part of the highly regarded Central Park development in West Greenwich. Offered to the market chain free and presented in excellent decorative order throughout, the property provides well-proportioned accommodation with a generous private balcony and excellent transport links.

KEY FEATURES

- Spacious 817 sq ft apartment
- Large two-bedroom fifth-floor flat
- Highly regarded Central Park development
- Excellent West Greenwich location
- Offered chain free
- Excellent decorative order
- Bright 21ft reception room



Greenwich

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The heart of the home is a bright 21ft reception room with a well-equipped open-plan kitchen, featuring an excellent range of fitted units, ample worktop space and integrated white goods. From the reception room, doors open directly onto a full-width covered balcony, creating a lovely extension of the living space.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A separate family bathroom serves the second bedroom, while the spacious L-shaped entrance hallway provides a useful storage cupboard and separate utility cupboard.

Central Park is ideally positioned just off Lewisham Road, making it exceptionally well placed for the amenities and transport connections of West Greenwich. The town centres of Greenwich, Blackheath, Deptford and Lewisham are all within easy reach, offering a superb choice of shops, cafés, bars and restaurants, while excellent mainline rail, DLR and riverboat services provide convenient connections across London.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 116 years
Service Charge: £3139.8 per annum
Ground Rent: £ 300 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

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

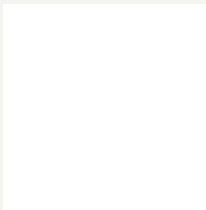
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



A spacious 1-floor

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		

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



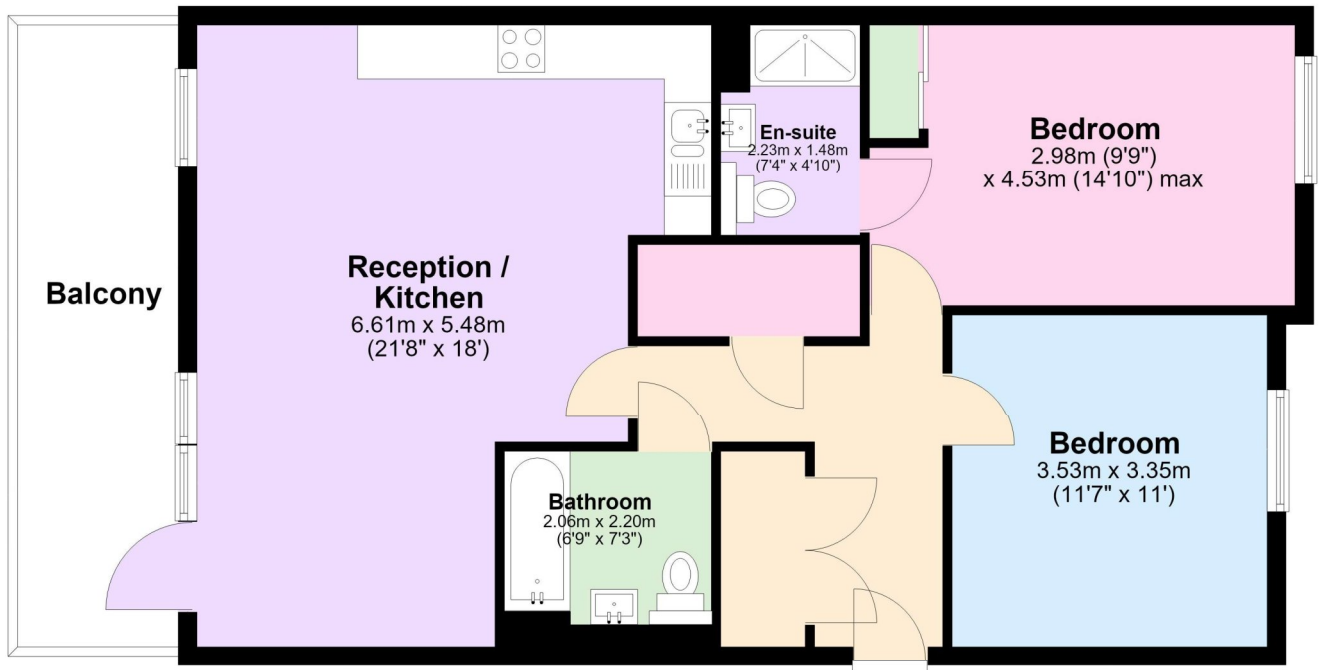
<https://www.winkworth.co.uk/sale/property/GRE260229>

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.



Fifth Floor

Approx. 76.0 sq. metres (817.8 sq. feet)
(excluding Balcony)



Total area: approx. 76.0 sq. metres (817.8 sq. feet)

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