



TOM SMITH CLOSE, GREENWICH, LONDON, SE10

**GUIDE PRICE £300,000-320,000 LEASEHOLD**

**WE ARE PLEASED TO OFFER THIS WELL PRESENTED ONE BEDROOM FLAT, THAT MEASURES CIRCA 542 SQUARE FOOT AND IS PERFECTLY LOCATED JUST A FEW MOMENTS FROM THE ROYAL PARK AND MAZE HILL MAINLINE RAIL.**

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## DESCRIPTION:

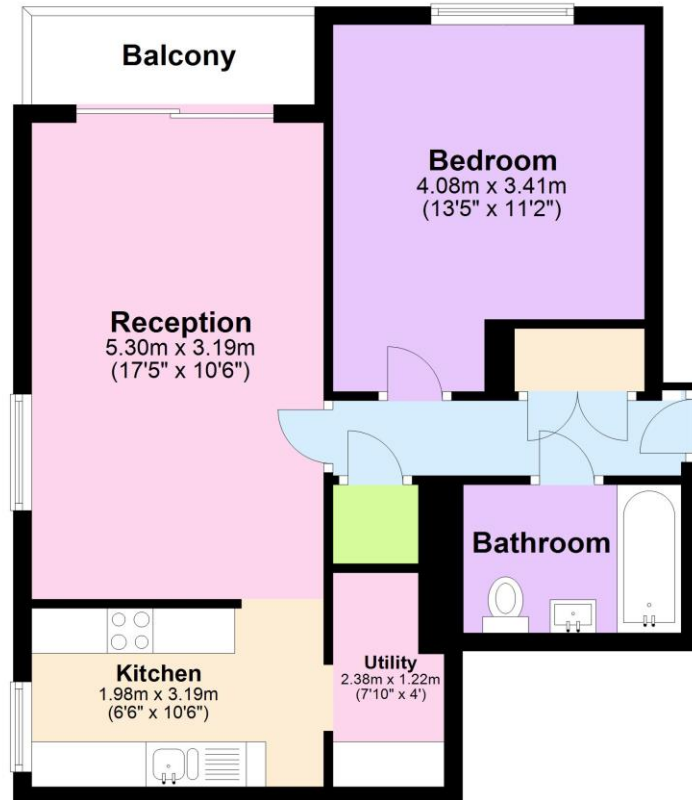
Guide Price £300,000-320,000. We are pleased to offer this well presented one bedroom flat, that measures circa 542 square foot and is perfectly located just a few moments from the Royal Park and Maze Hill mainline rail and has the added benefit of resident parking.

In good order the property comprises a 17ft reception room, that leads onto a small private balcony which has views into Greenwich. There is a smart galley kitchen which opens onto a small pantry/utility room, a double bedroom and modern bathroom.

As mentioned, Tom Smith Close is well located and sits just on the cusp of West and East Greenwich, literally just a few seconds from the gates of Greenwich Park and rail. There are local shops on Trafalgar Road a few minutes away. The town centre is also close by, which offers a fine selection of shops and restaurants, along with Greenwich Market, DLR and Riverboat.

### Fourth Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 50.4 sq. metres (542.8 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			
(69-80) C		75	75
(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	