



Brunel House, Greenwich, London, SE10

Asking price £485,000 *Leasehold*



Situated on the third floor of the ever-popular Precision development, this superb two bedroom, two bathroom apartment measures approximately 836 sq ft and is presented in excellent decorative order throughout. Perfectly positioned on the edge of the Greenwich Peninsula, just moments from the River Thames and its picturesque riverside walkway, the property offers bright, spacious accommodation in a highly sought-after location.

KEY FEATURES

- Third floor apartment
- Approx. 836 sq ft
- Two double bedrooms
- Two modern bathrooms
- 21ft dual-aspect reception
- Open plan fitted kitchen
- Large private balcony

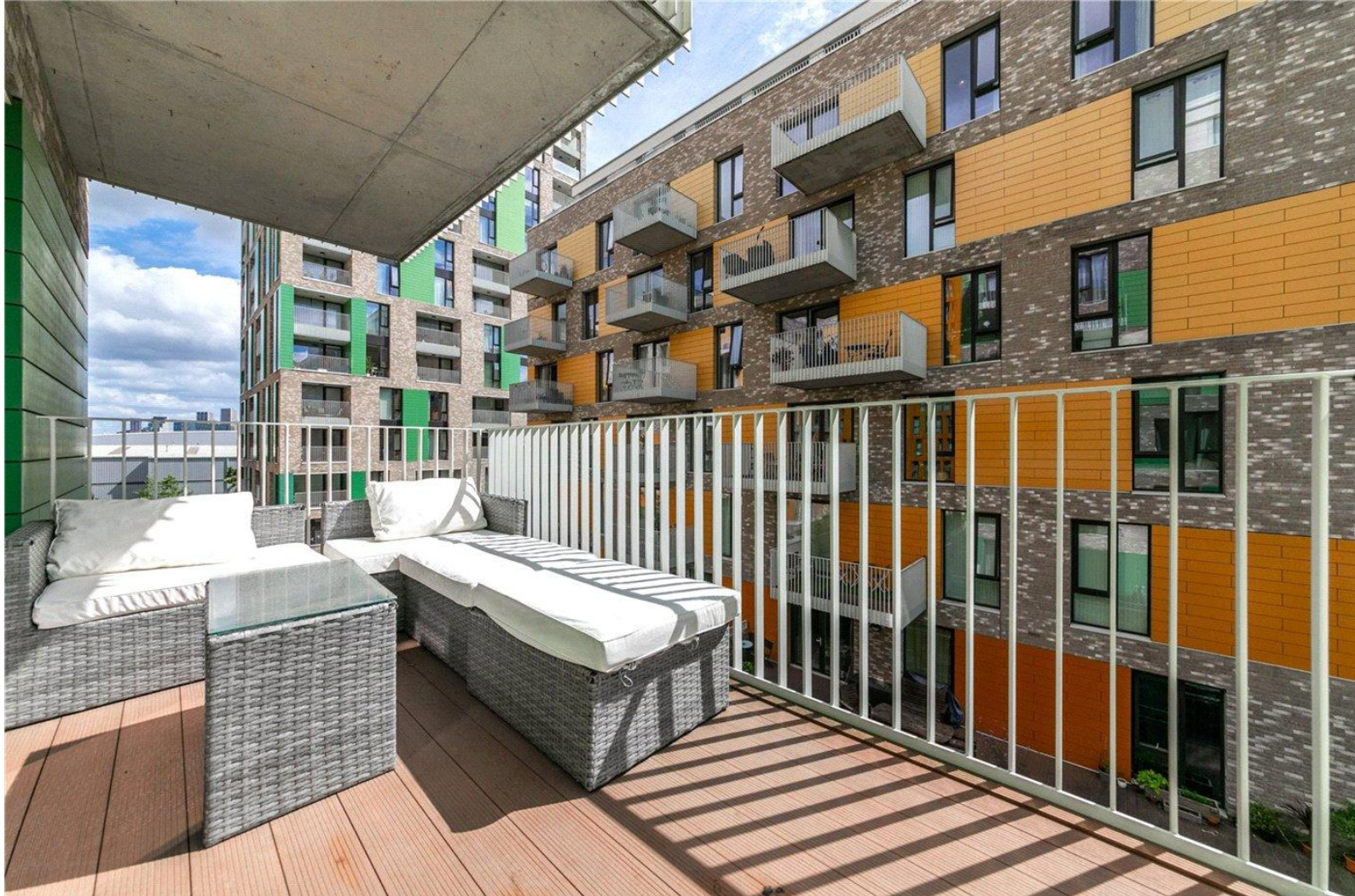


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The accommodation briefly comprises a wonderful 21ft dual-aspect open plan living space, flooded with natural light and featuring a contemporary fitted kitchen complete with integrated appliances. The reception room opens directly onto a generous private balcony overlooking the beautifully maintained communal gardens, providing an ideal space for relaxing or entertaining.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en suite bathroom. A modern family bathroom serves the second bedroom, while a large storage cupboard in the hallway adds valuable practicality.

Precision is an exceptionally popular modern development, ideally located on the cusp of East Greenwich and the North Greenwich Peninsula. Residents enjoy easy access to the banks of the Thames, while the historic centre of UNESCO World Heritage Greenwich is just a short distance away, offering its renowned market, an excellent selection of cafés, bars and restaurants, together with attractions including the Royal Park, Royal Observatory, National Maritime Museum and Cutty Sark. Excellent transport links are also within easy reach, including mainline rail, DLR and Thames Clipper riverboat services, making this a fantastic home for both commuters and lifestyle buyers alike.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 988 year and 11 months
Service Charge: £3105 per annum
Ground Rent: £ 626.89 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: Yes

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
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

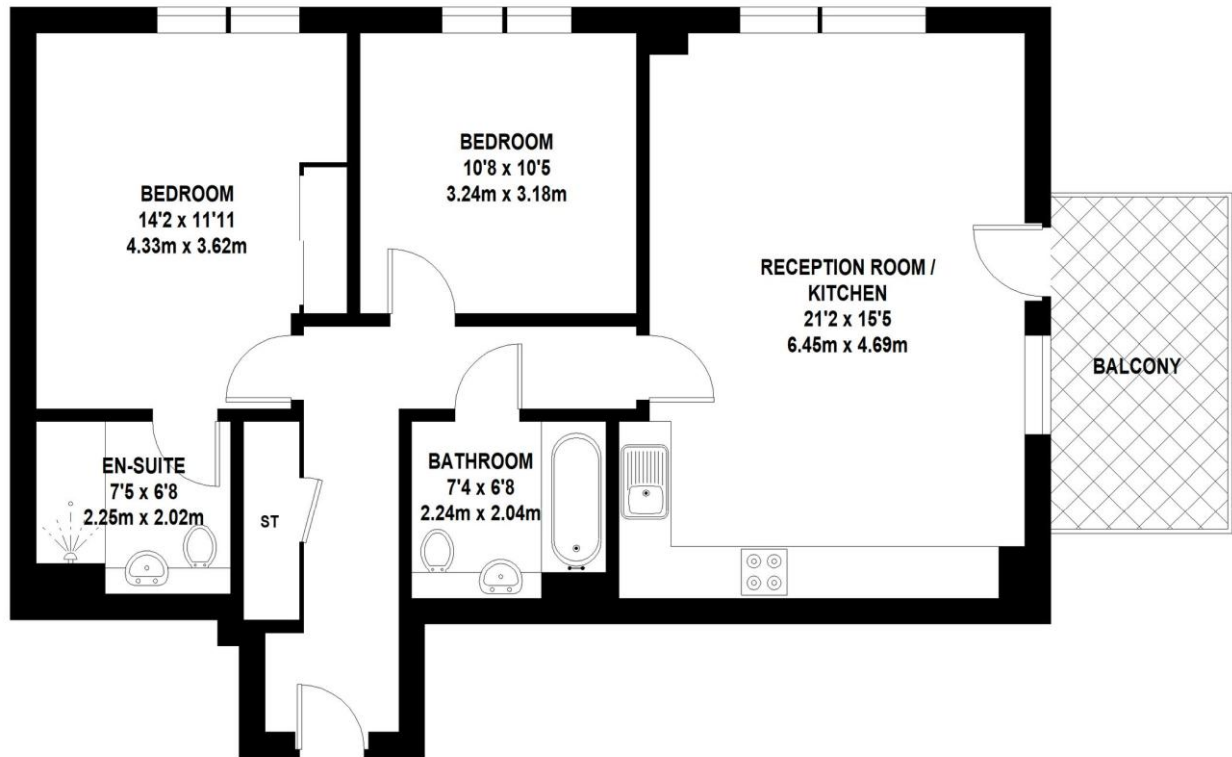
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.69 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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