



Lambarde Square, SE10

£467,000 - £475,000 *Leasehold*



Guide Price £467,000-475,000. A light and spacious, two bedroom apartment located within the Greenwich Square development that blends convenience, style, and a unique sense of space in one of London's most desirable neighbourhoods.

KEY FEATURES

- 2 bed apartment
- Double aspect
- large balcony
- 2 bathrooms
- open plan living space
- secure entry system



Blackheath

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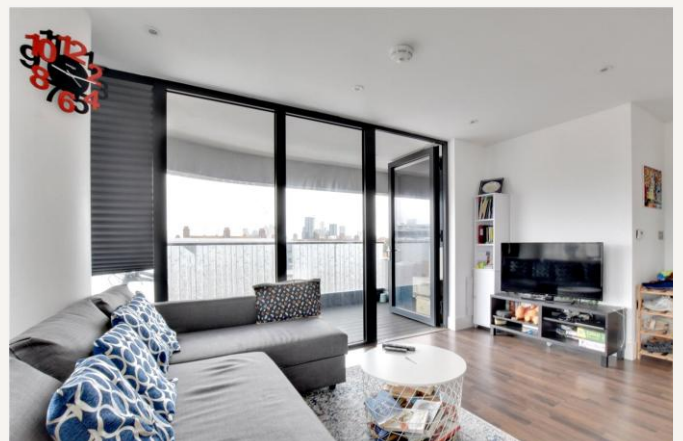


Internally the property offers a generous open plan living space with a modern kitchen, integral appliances, dual aspect windows and access to a large private balcony.

The master bedroom is a spacious retreat with its own en-suite shower room and plenty of storage. The second double bedroom is well-proportioned and perfect for guests or as a home office. An additional contemporary bathroom adds to the comfort of this beautifully laid-out apartment.

Located within the Greenwich Square development, this property provides access to a variety of excellent amenities, including the Greenwich centre offering gym, pool and library facilities. Both Greenwich Park and East Greenwich Pleasaunce park are within easy reach as well as Greenwich Town Centre which offers a range of dining and entertainment options and is home to the famous Greenwich Market!

With fantastic transport links, including nearby stations, commuting to central London and beyond is a breeze.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 111 year and 9 months
Service Charge: £4432.2 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: Property is not listed

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

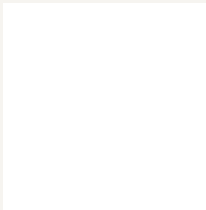
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

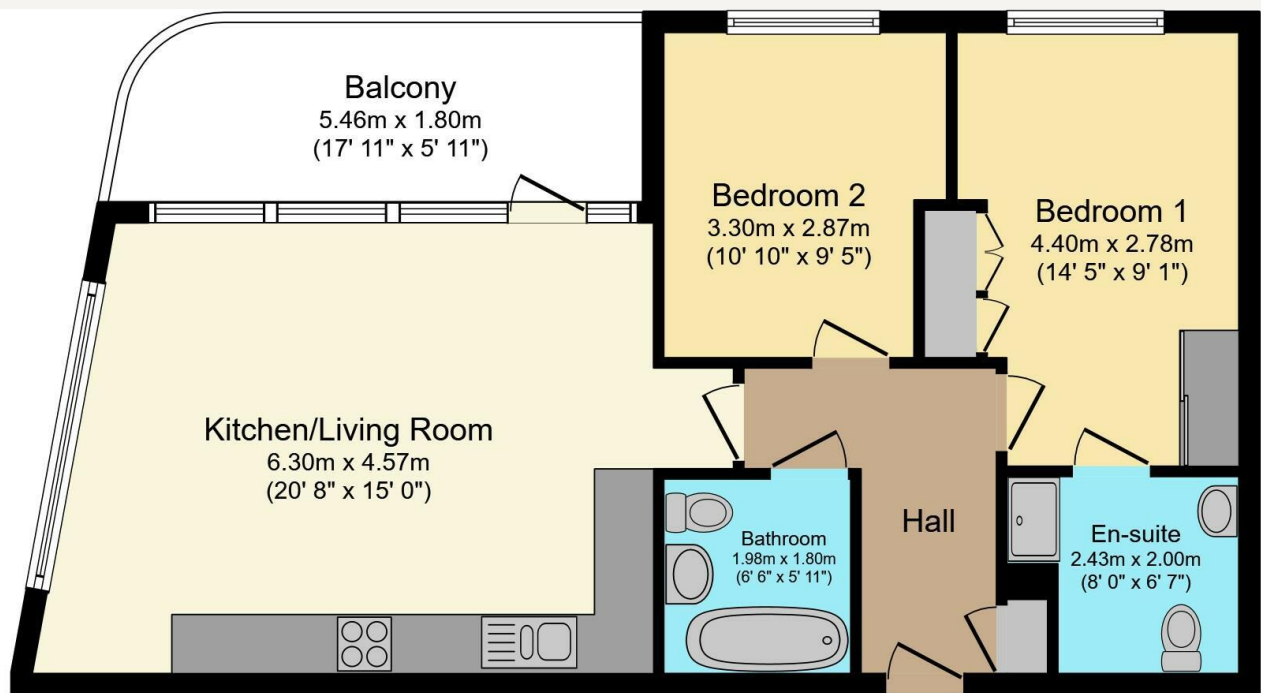
For more information, scan the QR code or visit the link below



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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 floor area 65.2 m² (702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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