



**GREENWICH SOUTH STREET, GREENWICH, LONDON, SE10**  
**£275,000 LEASEHOLD**

**BRINGING TOGETHER CONTEMPORARY LIVING AND HISTORIC CHARM RIGHT AT THE HEART OF ICONIC GREENWICH, THIS ONE BEDROOM FIRST FLOOR CONVERSION FLAT IS SITUATED JUST MOMENTS FROM THE GREENWICH STATION AND TOWN CENTRE, MEASURING C455 SQ FT AND OFFERED TO THE MARKET WITH NO CHAIN.**

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## DESCRIPTION:

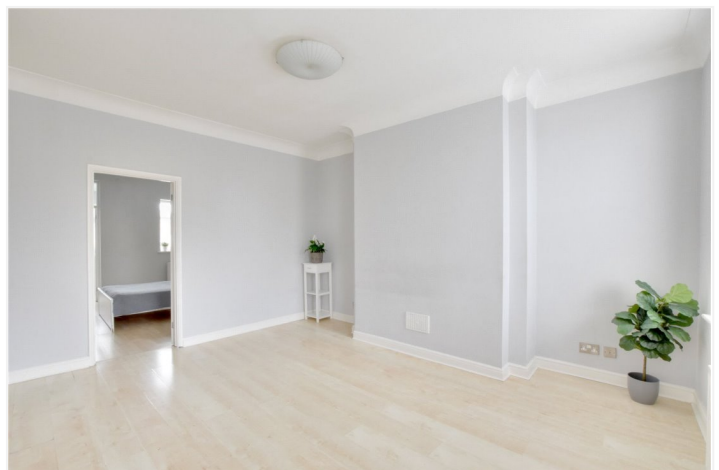
Bringing together contemporary living and historic charm right at the heart of iconic Greenwich, this one bedroom first floor conversion flat is situated just moments from the Greenwich station and town centre, measuring c455 sq ft and offered to the market with no chain.

Benefiting from ample natural light through recently installed full timber sash windows and in reasonable condition that could benefit from some updating, the accommodation comprises a bright 14ft reception room and fitted kitchen. To the rear is a good size double bedroom with fitted wardrobes, which in turn leads to the bathroom. The flat further benefits from a communal garden to the back of the property.

The property is located just on the corner of Greenwich South Street and Greenwich High Road, meaning it is literally seconds from rail and DLR. The town centre is also just a few minutes away, which offers a great selection of shops and restaurants, along with riverboat service, The Royal Park and the immensely popular Greenwich Market!

## AT A GLANCE

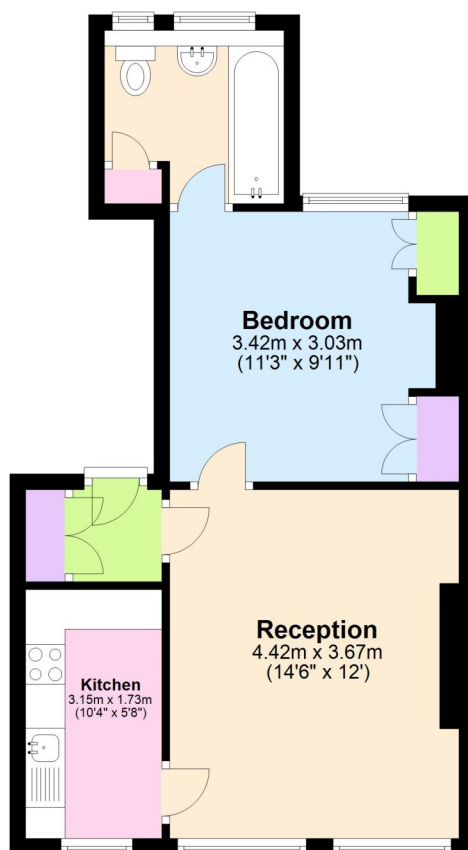
- conversion flat
- one bedroom
- first floor
- requires updating
- communal garden
- c455 sq. ft.
- West Greenwich location
- no chain
- second from rail and DLR





## First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 42.3 sq. metres (455.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold

**Term:** 166 year and 0 months

**Service Charge:** £3508.5 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

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.

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