



Fingal Street, Greenwich, London, SE10

Guide price £300,000 - £320,000 *Leasehold*

A well-presented one-bedroom garden flat, ideally located on a quiet and popular street in East Greenwich, just moments from local shops and excellent transport links.



KEY FEATURES

- 1-bed garden flat
- East Greenwich location
- Quiet no-through road
- 486 sq ft
- 12ft reception room
- Double bedroom
- Fitted kitchen



Greenwich

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Measuring approximately 486 sq ft, the property is offered in good order throughout and is available to the market with no onward chain. The accommodation comprises a bright 12ft reception room to the front, complete with a charming feature fireplace. There is a spacious double bedroom, alongside a well-proportioned and fully fitted kitchen offering ample storage.

To the rear, a small inner lobby provides access to the family bathroom and opens directly onto a private west-facing garden. The garden enjoys plenty of afternoon sun and is paved for low maintenance, making it an ideal outdoor space for relaxing or entertaining.

Fingal Street is a peaceful no-through road just off Woolwich Road. Conveniently positioned, it is within easy reach of the local shops and amenities on Trafalgar Road, as well as mainline rail connections from Westcombe Park and Maze Hill stations.

The property also benefits from its proximity to the base of the Greenwich Peninsula, home to the O2 Arena with its world-class entertainment, shopping and dining options, as well as the Jubilee Line and Emirates Cable Car. The historic and UNESCO-listed West Greenwich is nearby, offering a vibrant market, the National Maritime Museum, the Cutty Sark, riverboat services, and the expansive Royal Park with its iconic Observatory.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 152 years
Service Charge: 47% of outgoings (as and when with flat upstairs)
Ground Rent: £ 75 Annually (subject to increase)
Council Tax Band: B
EPC rating: D
Is the property listed: Property is not listed

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

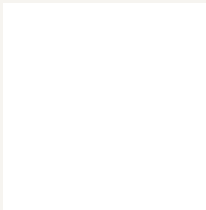
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

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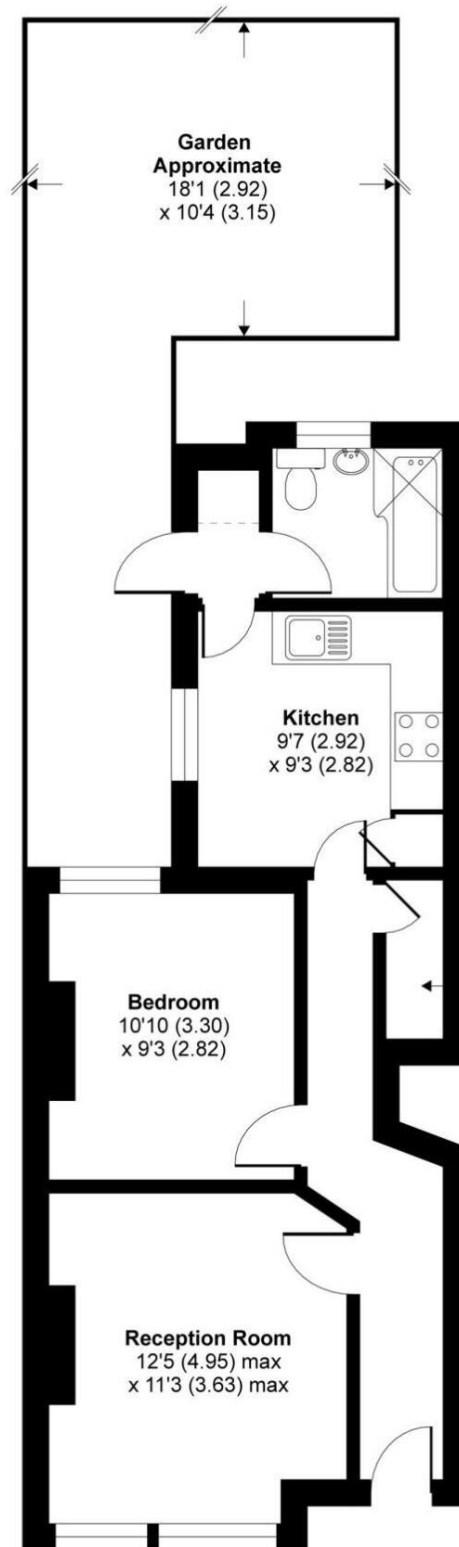
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Approximate Area = 486 sq ft / 45.1 sq m

Limited Use Area(s) = 4 sq ft / 0.4 sq m

Total = 490 sq ft 45.5 sq m

For identification only - Not to scale



Denotes restricted
head height

GROUND FLOOR

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