



**ELLIOT LODGE, GREENWICH, LONDON, SE10**  
**£395,000 LEASEHOLD**

**A WONDERFULLY PRESENTED AND LARGE ONE BEDROOM APARTMENT, LOCATED ON THE SECOND FLOOR AND MEASURING 589SQFT. THE PROPERTY IS SUPERBLY LOCATED WITHIN THE PRECISION SE10 DEVELOPMENT, JUST MOMENTS FROM THE RIVER.**

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## DESCRIPTION:

A wonderfully presented and large one bedroom apartment, located on the second floor and measuring 589sqft. The property is superbly located within the Precision SE10 development, just moments from the river.

Magnificently presented throughout, the property comprises of a larger than average open plan living room kitchen that measures 23 and is fully integrated to the highest standard. The room is bright and airy with access onto a good sized balcony. There is a double bedroom with a fitted wardrobe, along with a bathroom fitted. The property benefits from generous storage space and video entry, along with communal grounds

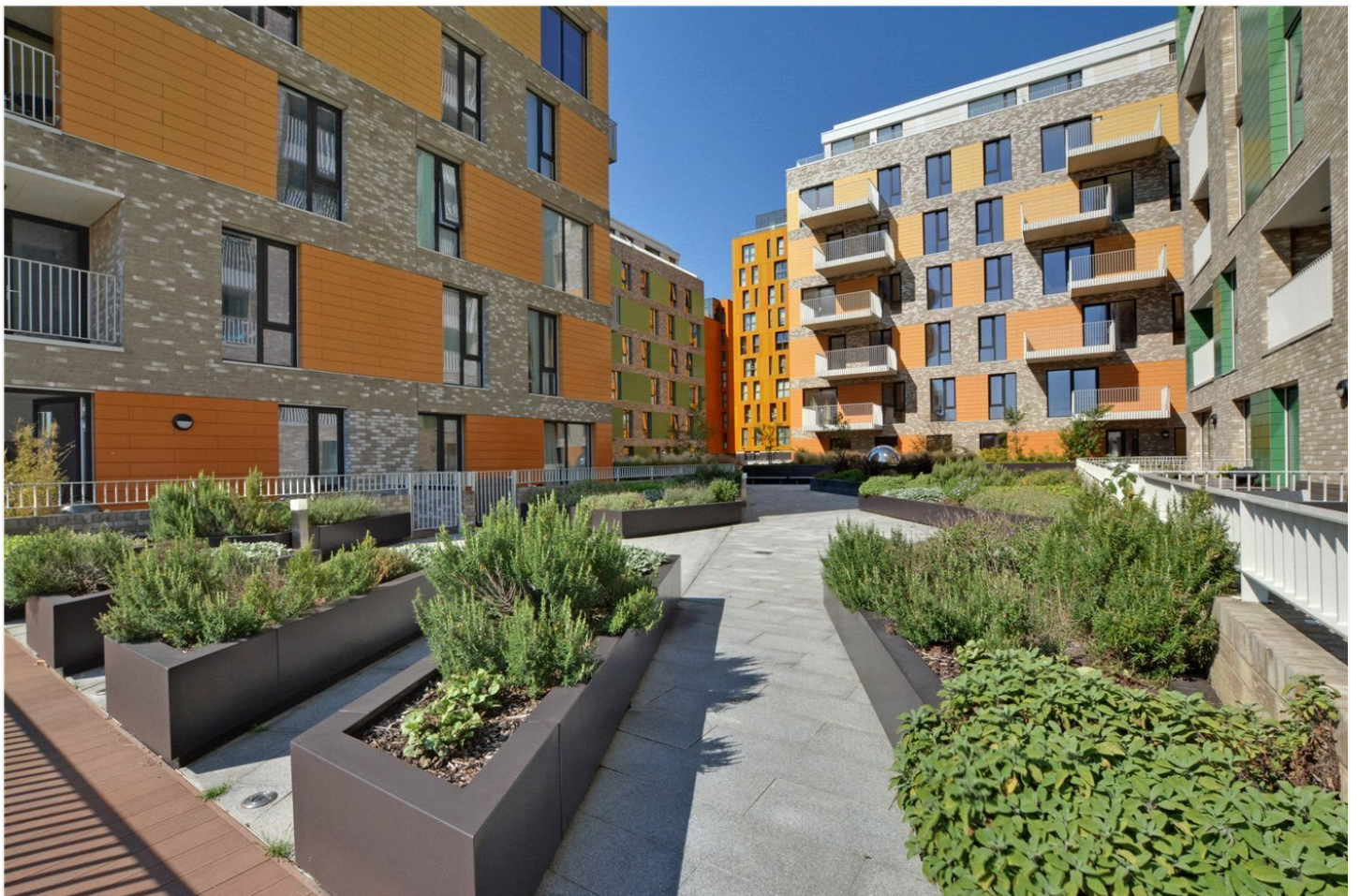
Precision SE10 is one of Greenwich's premier developments and is well located on the foot of the peninsula, just moments from the river. Greenwich town centre is only a short walk away and offers an excellent array of shops and restaurants. The property is close to the O2 arena with the North Greenwich Jubilee Line, along with DLR and mainline rail connections close by.

Your earliest viewing is recommended.

## AT A GLANCE

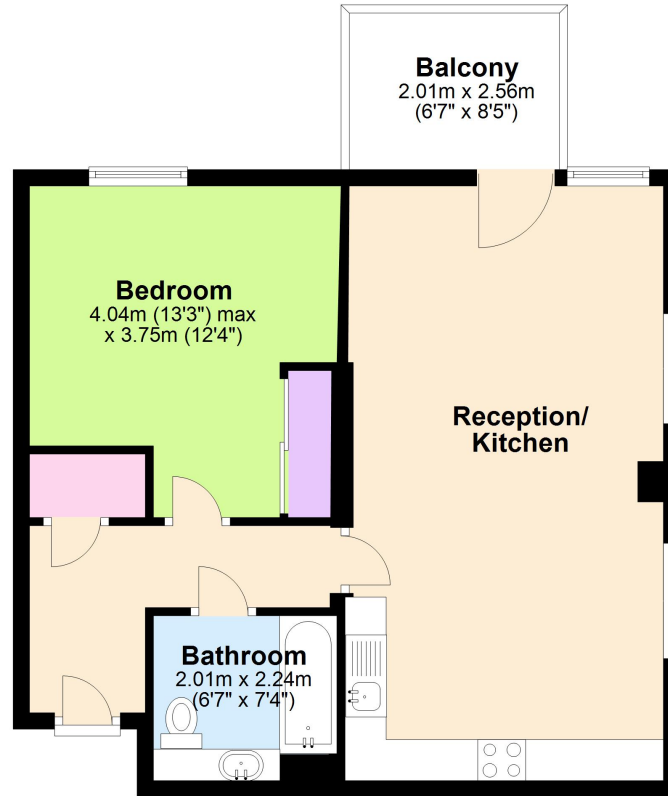
- superb apartment
- one bedroom
- 2nd floor (with lift)
- excellent condition
- large 23ft Kitchen diner
- private balcony
- fitted wardrobes
- additional storage
- beautiful bathroom
- moments from river
- close to town centre





## Second Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 54.7 sq. metres (589.3 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
<small>Very energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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