



## Peabody Close, Greenwich, London, SE10

**£350,000** *Leasehold*

Set within a modern gated development, this beautifully presented one-bedroom flat offers circa 484 sq ft of stylish living space, off-street parking, and meticulously maintained communal gardens. Sold chain-free, the property is in excellent order and has been recently redecorated, ready to move into.



### KEY FEATURES

- bright one bedroom flat
- first floor
- excellent condition
- secure gated development
- lovely communal grounds
- off street parking
- Ashburnham Triangle



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The accommodation features a bright, double-aspect reception room, a charming galley-style kitchen, a modern bathroom, and a comfortable double bedroom. Additional benefits include gas central heating, hardwood flooring throughout, and newly fitted carpet in the bedroom. The communal gardens are exceptionally well-kept, providing a peaceful outdoor space.

Peabody Close is quietly tucked just off Devonshire Drive, in the heart of the Ashburnham Triangle. West Greenwich town centre, with its array of shops and restaurants, is nearby, while mainline rail and DLR services, as well as The Royal Park and the Observatory, are all within easy reach.

An early viewing is highly recommended to fully appreciate this excellent property.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 105 years

**Service Charge:** £2183 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** C

**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

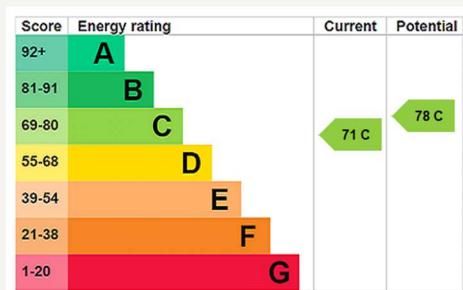
### Flooding:

**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

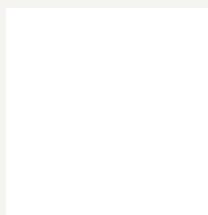
### Last flood date:

**Does the property have flood defences:** Property does not have flood defences

**Is object modified:** False



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



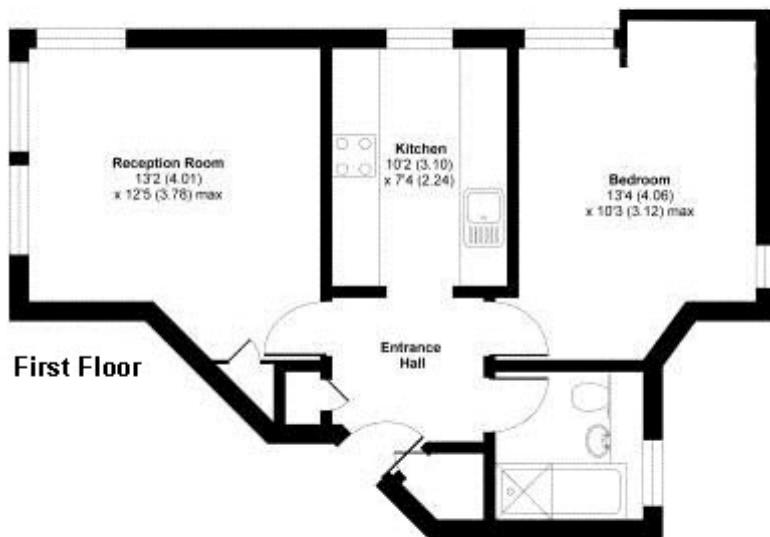
<https://www.winkworth.co.uk/sale/property/GRE250070>

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.





APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT 44.9 SQ METRES



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