



VALENCIA HOUSE, GREENWICH, LONDON, SE10  
**£350,000 LEASEHOLD**

**WE ARE DELIGHTED TO OFFER THIS OUTSTANDING ONE BEDROOM APARTMENT, FOUND ON THE FIRST FLOOR OF THIS MODERN BLOCK, LOCATED JUST EAST OF THE TOWN CENTER AND LITERALLY MOMENTS FROM MAINLINE RAIL AND THE ROYAL PARK.**

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## DESCRIPTION:

We are delighted to offer this outstanding one bedroom apartment, found on the first floor of this modern block, located just east of the town center and literally moments from mainline rail and the Royal Park.

In excellent order the property comprises of a superb 26ft open plan kitchen/living room with high specification kitchen units and engineered oak flooring, including an exposed brick feature wall. The bedroom is a good size, with fitted wardrobes and leads onto a rear facing balcony. The shower room is also presented to the highest quality. The flat further benefits from bike storage and solar panels, which can be connected to the property.

Trafalgar Road is conveniently located in East Greenwich making it the perfect location for quick and easy access to all local amenities. Along with the park and rail, the property is also close to the river and indeed the O2 arena. There are also plenty of shops on the property's doorstep, including leisure facilities at Greenwich Square.

Your earliest viewing is highly recommended.

## AT A GLANCE

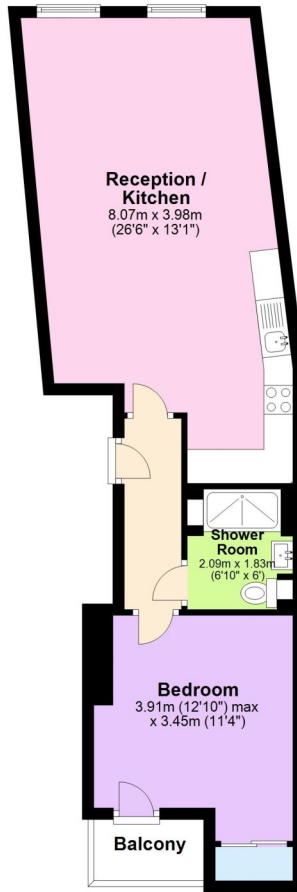
- modern flat
- immaculate condition
- one bedroom
- first floor
- circa 546 sq ft
- high end kitchen with SMEG appliances
- good transport links
- close to the Royal Park
- close to town centre





**First Floor**

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 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>		90	90
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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