



## Amparo House, Greenwich, London, SE10

£475,000 *Leasehold*

Set on the desirable corner of Burney Street and Royal Hill, just moments from the iconic Royal Greenwich Park and its historic Observatory, this beautifully presented one-bedroom flat offers stylish modern living in a truly enviable setting.



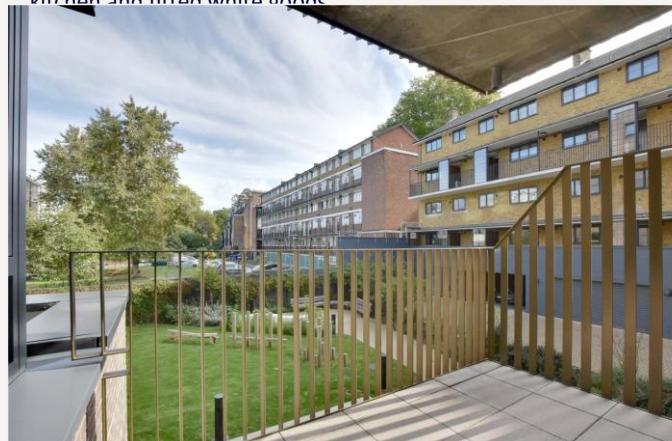
### Greenwich

02030533033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)



### KEY FEATURES

- Prime West Greenwich location on the corner of Burney Street and Royal Hill
- Just moments from Greenwich Park and the Royal Observatory
- Situated on the first floor of the modern Amparo House development (built 3 years ago)
- Generously sized at 557 sq ft with contemporary finishes throughout
- Bright and spacious 24ft open-plan reception room with integrated kitchen and fitted white goods





Located on the first floor of the prestigious Amparo House – a contemporary development built only three years ago – the apartment spans 557 sq. ft. of thoughtfully designed space and benefits from underfloor heating and a concierge service.

The heart of the home is a spacious 24ft open-plan reception room, flooded with natural light and featuring a sleek, fully integrated kitchen with white goods included. This elegant living area opens onto a private balcony, perfect for relaxing or entertaining, and enjoys tranquil views over the well-maintained communal gardens.

The generously sized 18ft double bedroom comes complete with fitted wardrobes, while a smart family bathroom and a separate utility cupboard off the entrance hallway add further convenience.

Perfectly positioned for easy access to Greenwich's vibrant amenities, transport links, and green spaces, this is a rare opportunity to secure a stylish home in one of London's most historic and sought-after neighbourhoods.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 991 year and 10 months

**Service Charge:** £2500 per annum

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

**Council Tax Band:** C

**EPC rating:** B

**Is the property listed:** Property is not listed

**Utilities:** TBC

**Electricity supply:**

**Sewerage supply:**

**Water supply:**

**Mobile signal:**



**Rights & Easements:** TBC

**Does the property have any easements:**

**Does the property have public rights of way:**

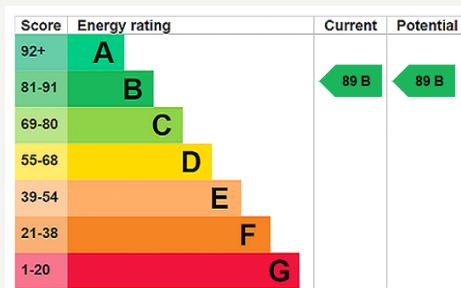
**Does the property have restrictions:**

**Flooding:**

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

**Last flood date:** N/A

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



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



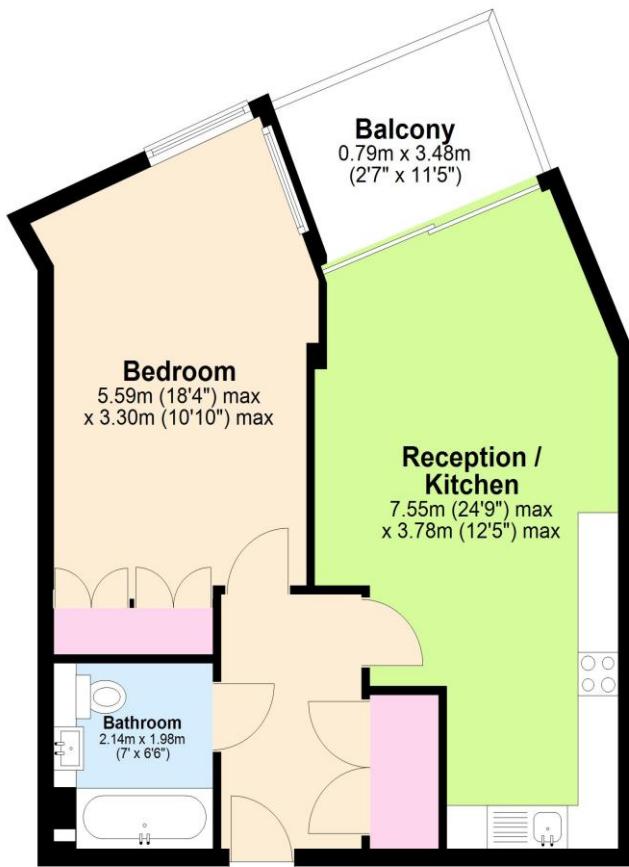
<https://www.winkworth.co.uk/sale/property/GRE250177>

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.



## First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 51.8 sq. metres (557.8 sq. feet)