



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.

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



Greenwich

02030533033 | greenwich@winkworth.co.uk



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



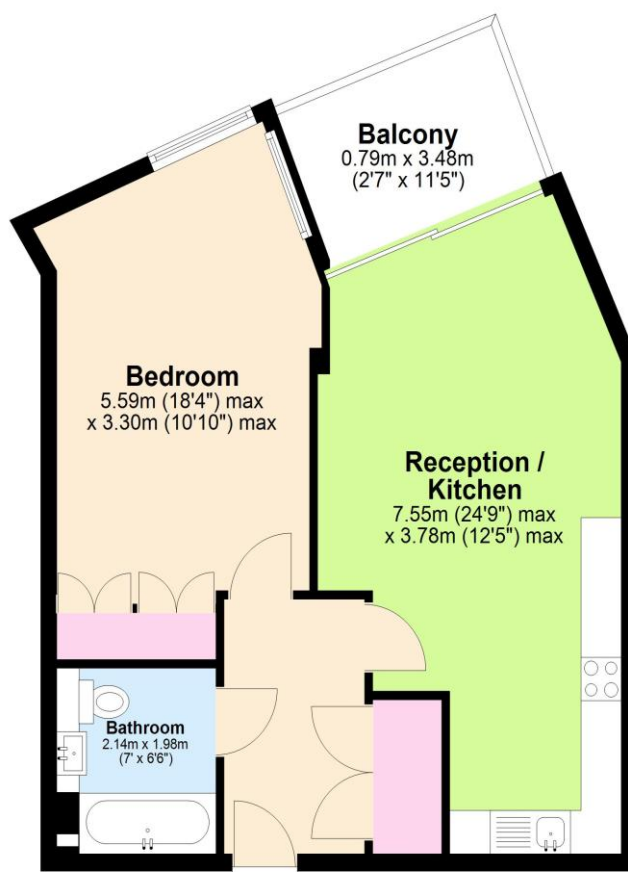
<https://www.winkworth.co.uk/sale/property/GRE250177>

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)