



CHANDLERS AVENUE, GREENWICH, LONDON, SE10  
GUIDE PRICE £400,000 - £425,000 LEASEHOLD

WE ARE PLEASED TO OFFER THIS STUNNING  
ONE BEDROOM, 8TH FLOOR, APARTMENT  
THAT MEASURES CIRCA 506 SQUARE FOOT  
AND FEATURES A SECURE PARKING SPACE.  
EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

We are pleased to offer this stunning one bedroom, 8th floor, apartment that measures circa 506 square foot and features a secure parking space. EWS1 COMPLIANT!

In perfect order throughout, the property sits in a high floor corner position in the development, is extremely bright with double aspect and a good sized balcony which features partial river views. The kitchen/living room measures 26ft, updated in October 2024 with Ultima gloss white kitchen cabinets and doors, soft closing mechanisms and corner cabinet system. There is a good sized double bedroom with extensive wardrobe space and a lovely family bathroom. Added benefits include a large storage cupboard off the hallway, lift service and video entry. There is also full resident access to gym facilities at Aperture building and 24 hour concierge. The property has its own covered secure parking with allocated space with EV charger access.

Chandlers Avenue is located on the North Greenwich Peninsula, just moments from the river and cable car service, along with the hugely popular O2 arena. The Jubilee Line extension is just a short walk away. Charlton retail park, with Ikea, Marks and Spencer and Sainsbury.

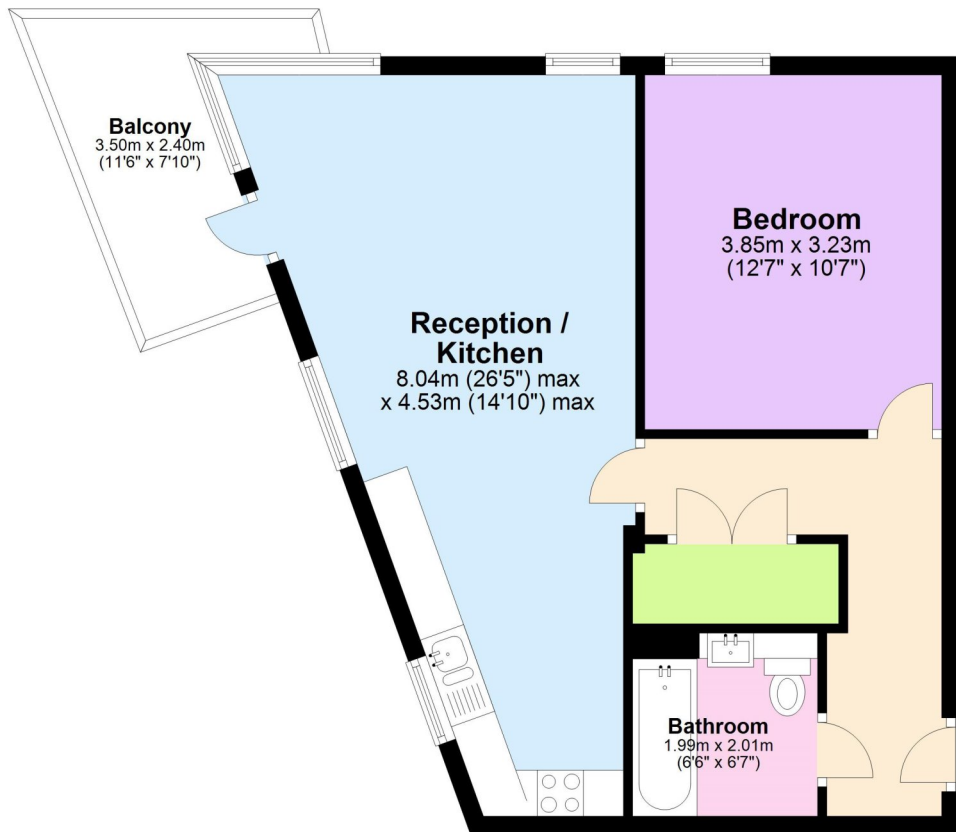
## AT A GLANCE

- superb one bedroom apartment
- 8th floor with lift
- bright double aspect
- balcony
- reserved parking space
- stunning condition
- circa 506 square foot
- 26ft kitchen diner
- ample storage





## Eighth Floor



**Total Area: approx 51sq metres (549 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-)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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	

**Tenure:** Leasehold

**Term:** 114 year and 10 months

**Service Charge:** £3096 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

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.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.