



Beacon Point, Greenwich, London, SE10

£375,000 *Leasehold*



A superb one-bedroom, second-floor apartment forming part of the extremely popular New Capital Quay development – a prime riverside address just west of Greenwich town centre.

KEY FEATURES

- One-bedroom, second floor
- Popular New Capital Quay
- Prime riverside setting
- Approx. 581 sq ft
- 16ft reception room
- Open-plan fitted kitchen
- Covered balcony



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...



Measuring approximately 581 sq ft and offered to the market in excellent condition throughout, the accommodation comprises a generous entrance hallway with a useful utility cupboard, leading through to an impressive 16ft reception room and a contemporary open-plan kitchen. The kitchen is well appointed with integrated white goods and ample storage, creating a stylish and practical living space. From here, doors open onto a small covered balcony overlooking the internal courtyard.

The property further benefits from a particularly spacious 19ft double bedroom and a beautifully presented family bathroom. Additional features include video entry, lift service and a 24-hour concierge, ensuring both convenience and security.

New Capital Quay sits adjacent to the river walkway and offers the huge advantage of an on-site Waitrose, Costa Coffee and a variety of other amenities. UNESCO-listed Greenwich town centre is just moments away, providing an excellent selection of shops, restaurants and pubs, along with the vibrant market and the expansive green spaces of Greenwich Park, home to the Royal Observatory. The National Maritime Museum and Cutty Sark are also close by, together with an outstanding choice of mainline rail, DLR and riverboat connections, making this an ideal home for both owner-occupiers and investors alike.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 986 years

Service Charge: £3281 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: F

EPC rating: B

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:

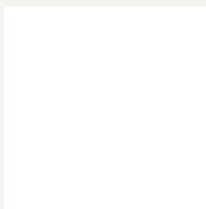
Does the property have flood defences: Property does not have flood defences

Is object modified: False



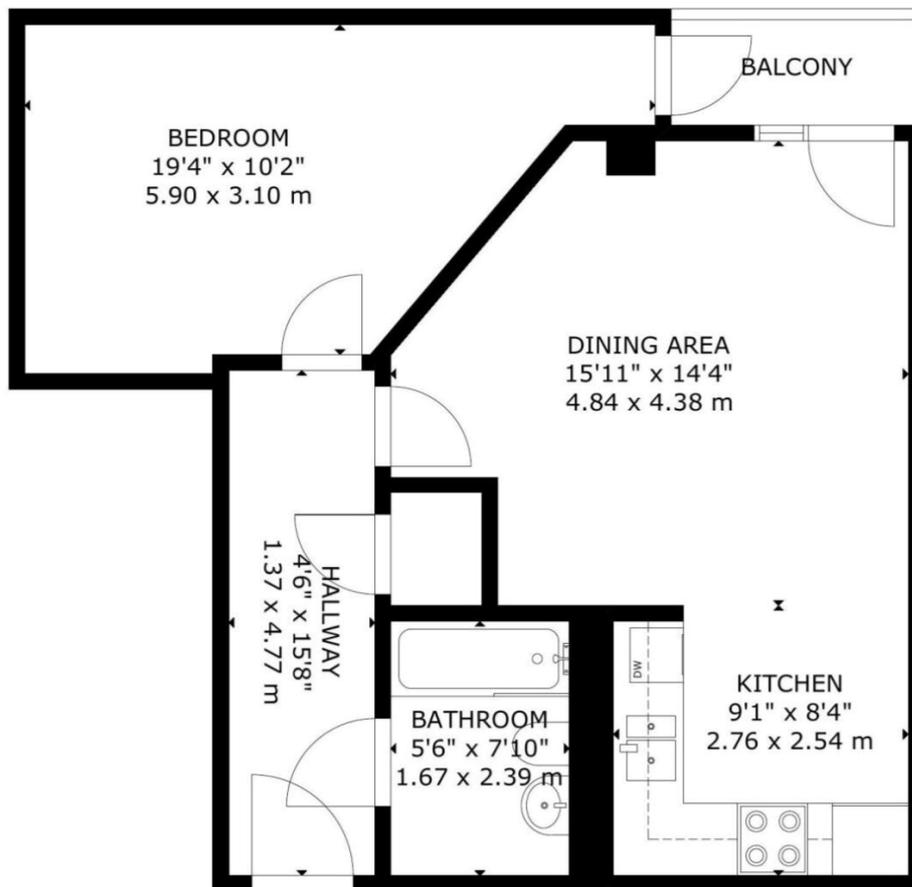
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/GRE260047>

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.



GROSS INTERNAL AREA
 TOTAL: 55 m²/588 sq ft
 SECOND FLOOR: 55 m²/588 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Greenwich

02030533033 | greenwich@winkworth.co.uk



for every step...

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.