



HATFIELD HOUSE, GREENWICH, LONDON, SE10
£550,000 LEASEHOLD

A SUPERB 4TH FLOOR TWO BEDROOM APARTMENT THAT IS PRESENTED IN IMMACULATE ORDER THROUGHOUT, FEATURING FANTASTIC VIEWS AND A SECURE UNDERGROUND PARKING SPACE. MEASURING CIRCA 838 SQ FT.

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DESCRIPTION:

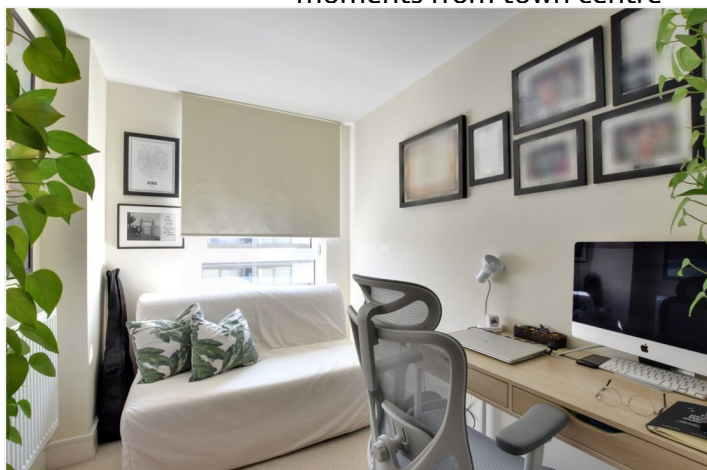
A superb 4th floor two bedroom apartment that is presented in immaculate order throughout, featuring fantastic views and a secure underground parking space. Measuring circa 838 sq ft.

The flat is double aspect and beautifully bright, and the accommodation briefly comprises an 18ft reception room, with hard wood flooring and a lovely open plan kitchen, which has all the usual white goods one would expect. Both bedrooms are a good size and have fitted wardrobes and there are two bathrooms, including an ensuite. The living room leads onto a private balcony which has lovely views of the creek and Greenwich beyond. Along with parking, added benefits include ample storage, video entry and communal grounds. There is also a porters lodge on site.

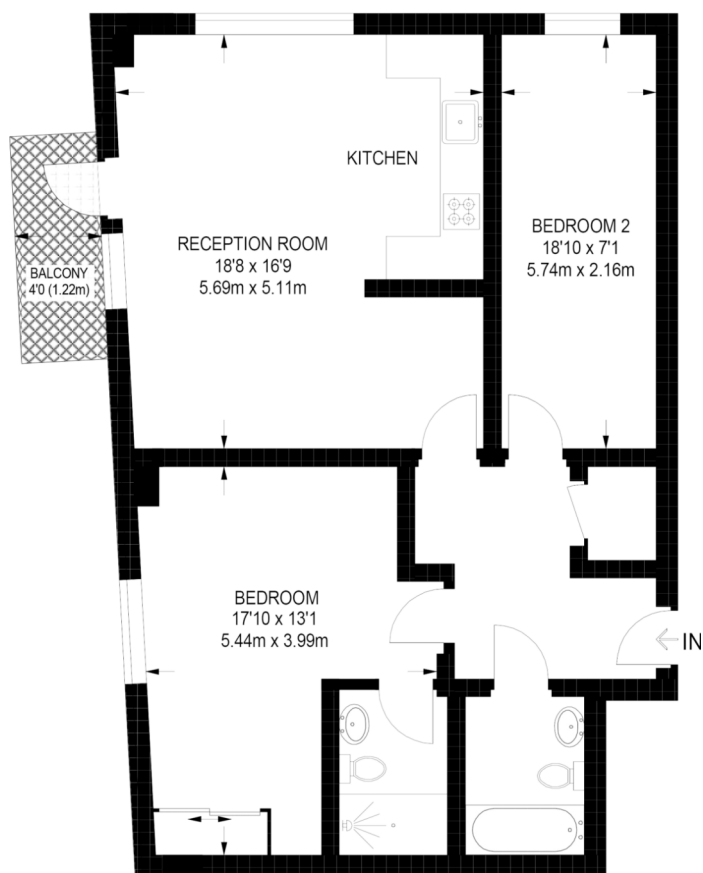
Hatfield House is part of the popular development of Merryweather Place, built by Galliard Homes, and perfectly located in West Greenwich and just moments from mainline rail and DLR. The town centre is just a short walk away, which offers a great selection of shops and restaurants, along with the riverboat service and of course The Royal Park. There is no chain and your earliest viewing is recommended.

AT A GLANCE

- outstanding apartment
- two bed two bath
- circa 838 sq ft
- 4th floor (with lift)
- secure underground parking
- private balcony
- bright double aspect
- creek views
- porters lodge on site
- West Greenwich location
- moments from town centre







This plan has been drawn for illustrative and identification purposes only.

FOURTH FLOOR
838 SQ FT / 77.9 SQ M

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: tbc

Service Charge: £7500 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: D

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.

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