



Hawthorne Crescent, SE10

GUIDE PRICE £550,000 - £575,000 *Leasehold*



An absolutely stunning and bright, two bedroom 5th floor apartment, that features two private balconies with exceptional view across Greenwich. Measuring an impressive 898 sq ft and with EWS1 certification in place!

KEY FEATURES

- stunning apartment
- circa 898 sq ft
- 2 private balconies
- good storage
- central communal grounds
- close to rail and park
- 2 double bedrooms
- 5th floor with lift
- beautiful views
- outstanding condition
- East Greenwich location



Greenwich

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In exceptional decorative order throughout, the accommodation briefly comprises a lovely 22ft reception room, which has a well fitted open plan kitchen area, with all the usual fitted white goods. This room in turn leads onto a lovely private balcony. There are two good sized double bedrooms, both with fitted wardrobes. The master room has an ensuite and access to its own balcony. As mentioned, each room features beautiful and far reaching views. There is a well fitted family bathroom and an extra wide entrance hallway, that is big enough to utilize as a study area. Added benefits include well-kept central communal grounds and also bike storage within the parking area (although parking is not included). The flat also comes with underfloor heating and video entry.

This block was built in 2018 and forms part of the incredibly popular Greenwich Square development, that sits just on the corner of Vanbrugh Hill and Woolwich Road. Greenwich leisure is onsite, which includes a large gym and pool, plus library (membership not included). The Royal Park is within a short walk, as is the town centre, which offers a wide array of shops and restaurants, along with mainline rail and DLR.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 991 year and 4 months
Service Charge: £4200 per annum
Ground Rent: £ 1 Annually (subject to increase)
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

Utilities:
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: TBC
Has the property flooded in the last 5 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	86 B	86 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/GRE230240>

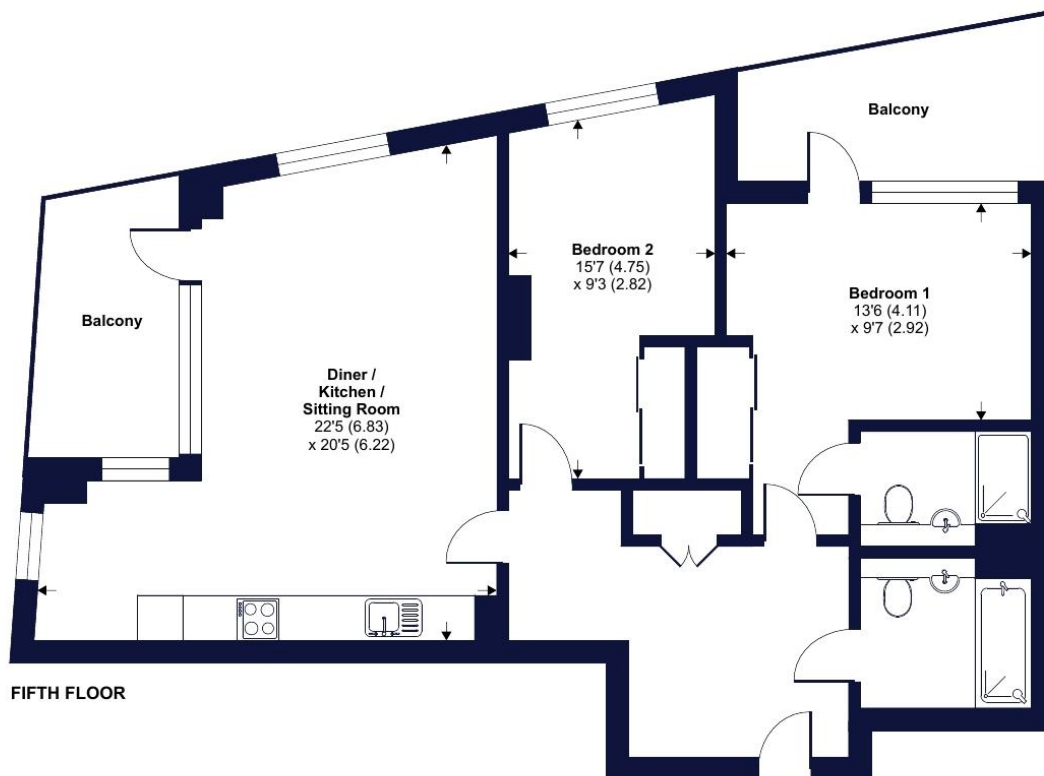
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Winkworth. REF: 1294074

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