



**HARGOOD HOUSE, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £500,000-£520,000 LEASEHOLD**

**WE ARE DELIGHTED TO OFFER THIS SUPERB TWO BEDROOM, 6TH FLOOR, MODERN APARTMENT THAT FEATURES WONDERFUL VIEWS ACROSS GREENWICH, AND IS PERFECTLY LOCATED WITHIN THE IMMENSELY POPULAR RIVERSIDE DEVELOPMENT OF NEW CAPITAL QUAY.**

Greenwich | 02030533033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)

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## DESCRIPTION:

Guide Price £500,000-£520,000. We are delighted to offer this superb two-bedroom, 6th floor, modern apartment that features wonderful views across Greenwich, and is perfectly located within the immensely popular riverside development of New Capital Quay.

Offered in superb condition and with no chain, the property comprises a beautiful 25ft reception room, which is double aspect and has an open plan kitchen, with all the usual fitted white goods. There are two double bedrooms and a well fitted family bathroom. As mentioned, the views across Greenwich are lovely, and reach toward the masts of the Cutty Sark, St Alfege Church, The Royal Park and beyond! The property also comes with allocated parking!

New Capital Quay is located just to the West of the town centre and in our opinion is one of the very best developments within the SE10 area. It sits adjacent to the river walk, but is also just a hop and a skip to a huge array of shops and restaurant, mainline rail, DLR and riverboat service. There is also a large Waitrose onsite, which is incredibly handy!

## AT A GLANCE

- superb apartment
- two double bedrooms
- 6th floor (with lift)
- circa 784 sq ft
- allocated parking
- bright 25ft kitchen living room
- lovely views into Greenwich
- family bathroom
- New Capital Quay
- riverside development
- excellent condition

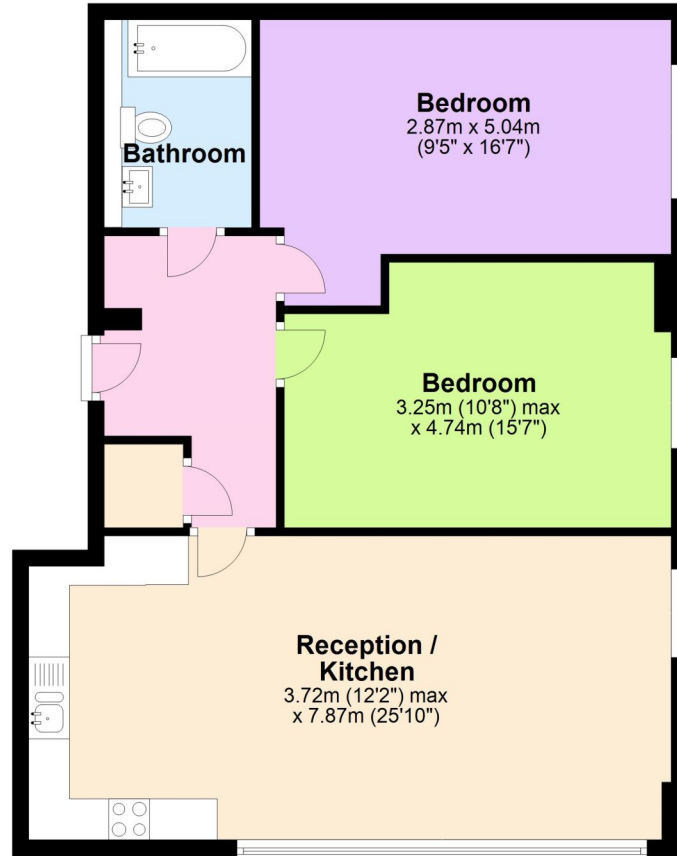






## Sixth Floor

Approx. 72.9 sq. metres (784.2 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 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>	82	82
(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	

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