



**6 HAWTHORNE CRESCENT, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £400,000-£410,000 LEASEHOLD**

**A GORGEOUS ONE BEDROOM 6TH FLOOR APARTMENT THAT IS PART OF THE LATEST PHASE OF GREENWICH SQUARE, SITUATED IN EAST GREENWICH, CLOSE TO THE ROYAL PARK AND MEASURING 518 SQ FT.**

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## DESCRIPTION:

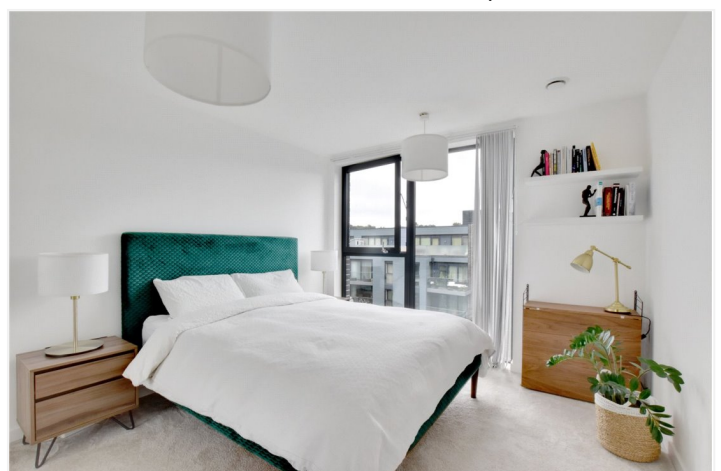
Guide Price £400,000-£410,000. A gorgeous one-bedroom 6th floor apartment that is part of the latest phase of Greenwich Square, situated in East Greenwich, close to The Royal Park and measuring 518 sq ft.

Offered to the market in stunning order throughout, the accommodation comprises a super 21ft reception room, with an open plan kitchen area which includes fitted white goods. This bright room then opens onto a large 14ft private balcony which has lovely views over the central communal gardens. There is a good-sized double bedroom, a modern bathroom and a good-sized utility cupboard just off the hallway. Added benefits include double glazing, lift service and video entry. There are leisure facilities on site, which include a library (membership not included) and an assortment of other shops.

Hawthorne Crescent sits just off Vanbrugh Hill and is just a few moments from shops on Trafalgar Road. The town centre is also close by which offers a wide variety of shops and restaurants, along with mainline rail, DLR and riverboat service. As mentioned, The Royal Park, with its Observatory is just round the corner.

## AT A GLANCE

- stunning apartment
- one bedroom
- 6th floor (with lift)
- circa 518 sq ft
- lovely 21ft kitchen diner
- 14ft private balcony
- central communal grounds
- Greenwich Square development
- East Greenwich location
- moments from park and rail
- close to local shops









Hawthorne Crescent, SE10  
Approximate Area = 518 sq ft / 48.1 sq m  
For identification only - Not to scale

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 243 year

**Service Charge:** £2580 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** C

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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