



6 Hawthorne Crescent, Greenwich, London, SE10

GUIDE PRICE £390,000 - £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.

KEY FEATURES

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



Greenwich

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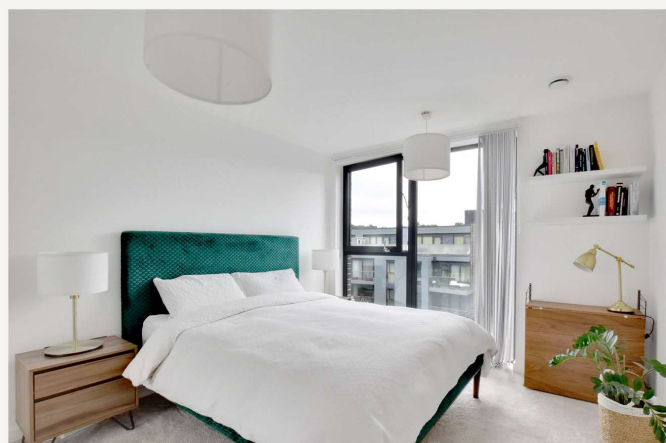
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Offered to the market in stunning order throughout, the accommodation comprises a super 21ft reception room, with an open plan kitchen area which includes fitted white goods. This bright room then opens onto a large 14ft private balcony which has lovely views over the central communal gardens.

There is a good sized double bedroom, a modern bathroom and a sizable 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.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 242 year and 9 months
Service Charge: £2580 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal:

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



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		

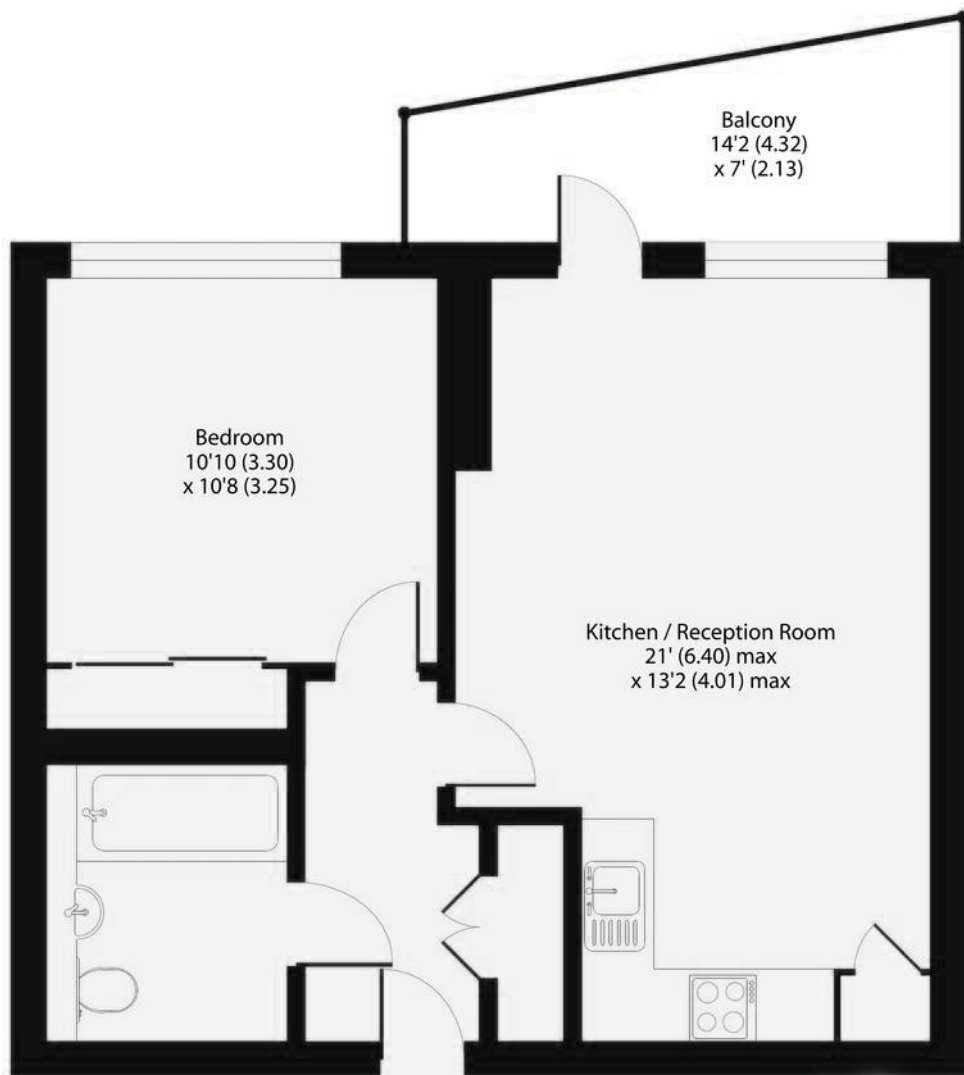


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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

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