



6 Hawthorne Crescent, Greenwich, London, SE10

GUIDE PRICE £380,000 - £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

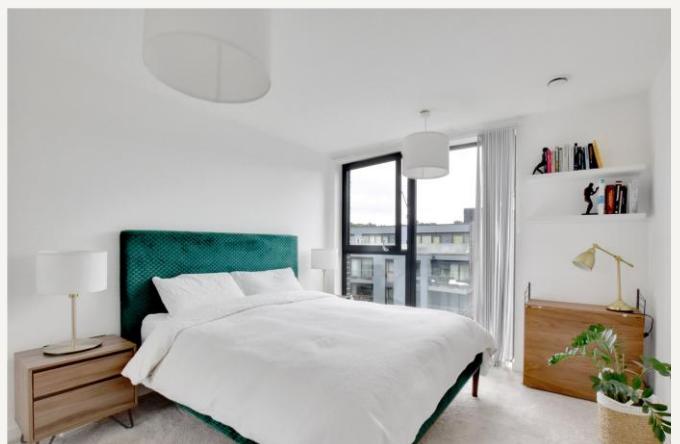




Offered to the market in stunning order throughout, the accommodation comprises a super 21ft reception room, with an open plan kitchen area which includes fitted white goods. This bright room then opens onto a large 14ft private balcony which has lovely views over the central communal gardens.

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

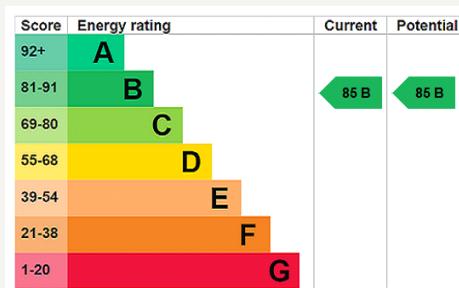
Does the property have restrictions: Property does not have restrictions

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



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE250232>

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