



Dartmouth Court, Greenwich, London, SE10

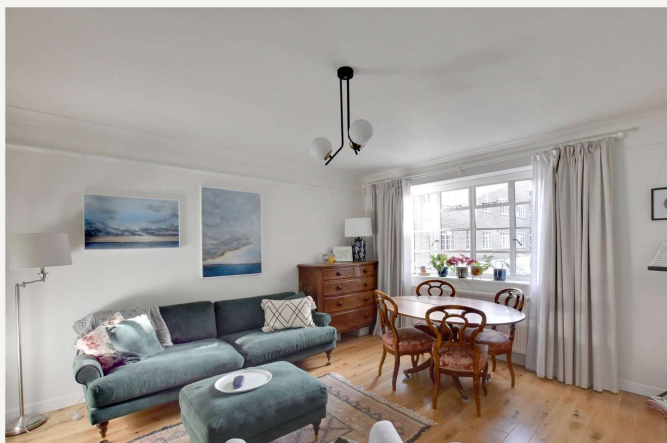
£450,000 *Share of Freehold*



A beautifully presented two-bedroom first-floor flat, set within an elegant mansion-style block perfectly positioned just west of Blackheath Village and directly adjacent to the open heath. Measuring approximately 691 sq ft, this charming home offers a blend of period character and contemporary comfort, all just moments from the gates of Greenwich Park and the Royal Observatory.

KEY FEATURES

- Two-bedroom first-floor flat
- Adjacent to the open heath
- Approx. 691 sq ft
- Kitchen refitted in 2022
- Modern shower room (2019)
- Share of freehold + long lease
- Mansion-style block
- Close to Greenwich Park and Observatory
- Bright reception with bespoke storage
- Low service charge for the area



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The accommodation features a generous reception room with bespoke fitted storage framing a decorative fireplace, creating a warm and inviting focal point. There are two double bedrooms, each well proportioned, along with a fabulous modern kitchen, newly fitted in 2022, and a stylish shower room updated in 2019. Quality touches include engineered oak flooring throughout.

The property is sold with a share of freehold and an accompanying long lease of approximately 997 years. Residents also benefit from a notably low service charge compared with similar properties in the area, adding to the flat's overall appeal. To the front of the building, there is resident parking on a first-come, first-served basis.

The location is truly exceptional: not only does the building sit right beside the heath, it also lies on the cusp of Greenwich, Blackheath and Lewisham, offering an outstanding choice of shops, cafés, restaurants and transport links. Lewisham Station (Zone 2) is the closest, providing fast connections into central London via mainline rail and the DLR, with further options including buses and riverboat services.

An ideal home for those seeking period charm, modern upgrades and unbeatable proximity to green space and transport.



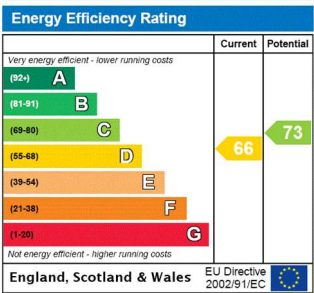
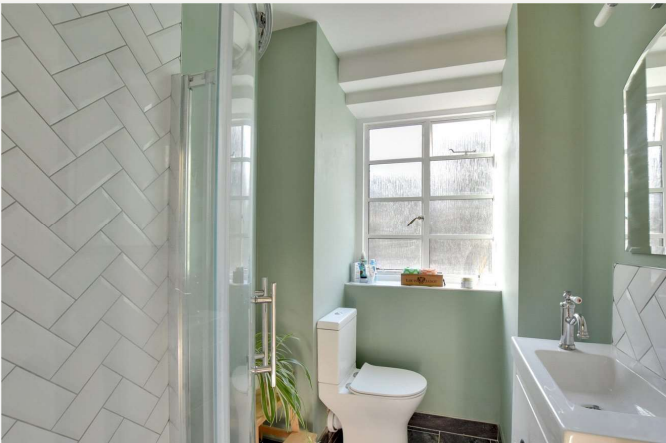
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 952 year and 0 months
Service Charge: £2610 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply:
Sewerage supply:
Water 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
Is object modified: False



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

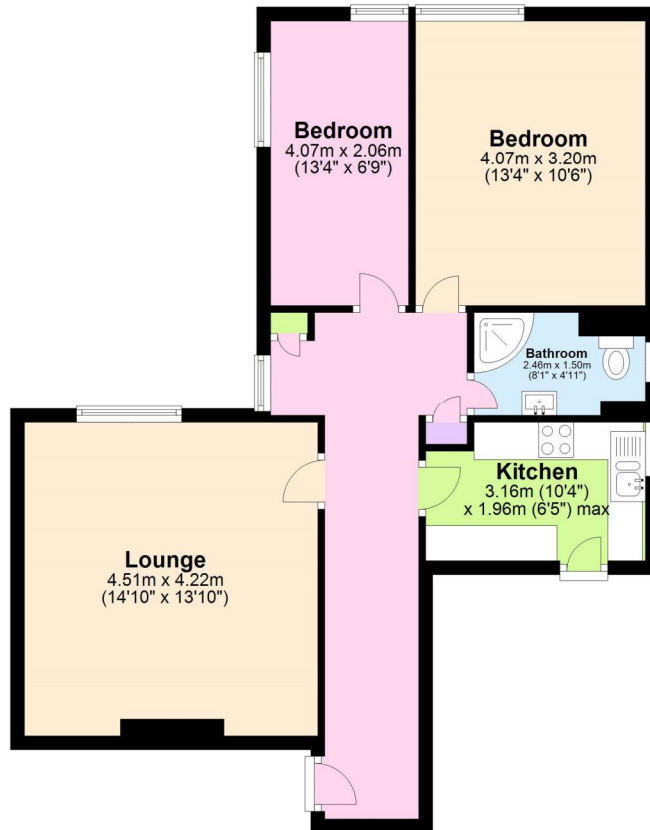


<https://www.winkworth.co.uk/sale/property/GRE240077>

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.

First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 64.5 sq. metres (694.3 sq. feet)

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