



**GOOCH HOUSE, GREENWICH, LONDON, SE10
OFFERS IN EXCESS OF £385,000 LEASEHOLD**

**WE ARE DELIGHTED TO OFFER THIS ABSOLUTELY
STUNNING ONE BEDROOM 11TH FLOOR APARTMENT,
THAT MEASURES CIRCA 556 SQ FT AND FEATURES
OUTSTANDING PANORAMIC VIEWS TOWARDS
GREENWICH AND BEYOND!**

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

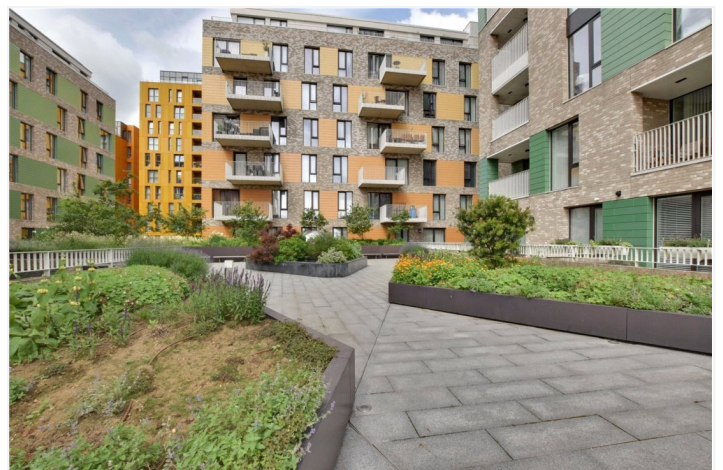
We are delighted to offer this absolutely stunning, one bedroom, 11th floor apartment that measures circa 556 sq. ft. and features outstanding panoramic views towards Greenwich and beyond!

In superb order throughout, the property comprises a large double aspect L-shaped reception room which has a really well fitted kitchen, featuring fitted white goods. This, in turn, leads onto a good sized covered balcony with the aforementioned views. There is a lovely double bedroom with fitted wardrobes and a superb luxury fitted bathroom, along with a utility cupboard just off the entrance hallway. Added benefits include communal grounds, video entry and bike storage.

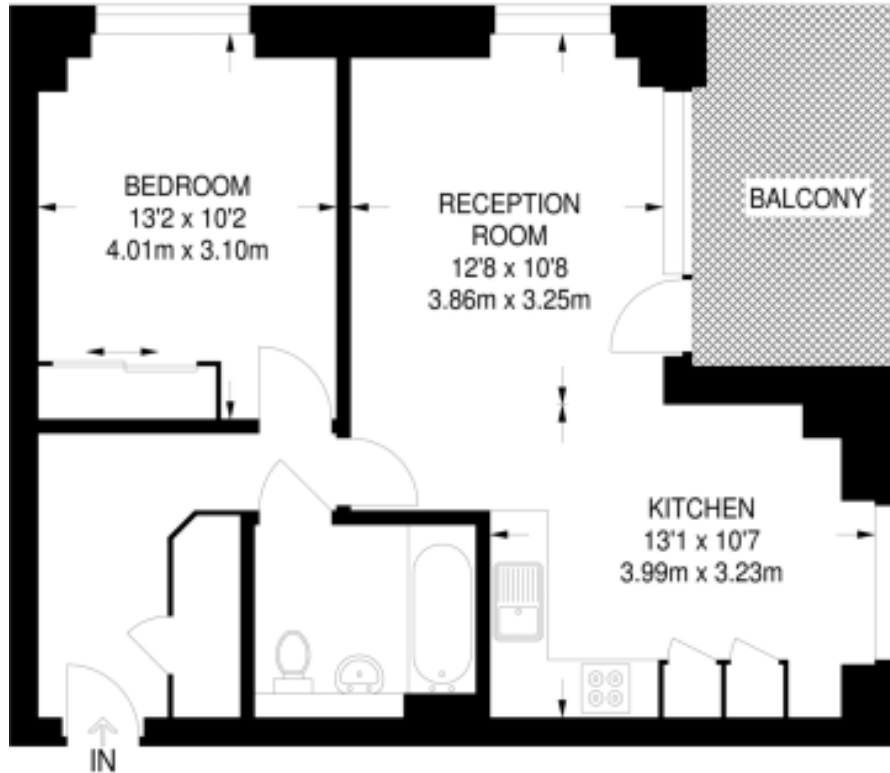
Precision is a supremely popular development that sits on the foot of the North Greenwich Peninsula and is also just a few moments from the river walk. Not only is it close to the O2 with all its amenities, it is also a short walk to the town centre, with mainline rail and DLR, plus the Royal Park with its Observatory!

AT A GLANCE

- stunning apartment
- one bedroom
- 11th floor (with lift)
- c556 sq. ft.
- outstanding views
- large covered balcony
- ample storage
- moments from river walk
- close to O2 arena
- close to town centre







ELEVENTH FLOOR
556 SQ FT / 51.7 SQ M

This plan has been drawn for illustrative
and identification purposes only.

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+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 988 year and 9 months

Service Charge: £2436 per annum

Ground Rent: £ 300 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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