



1c Bardsley Lane, Greenwich, London, SE10

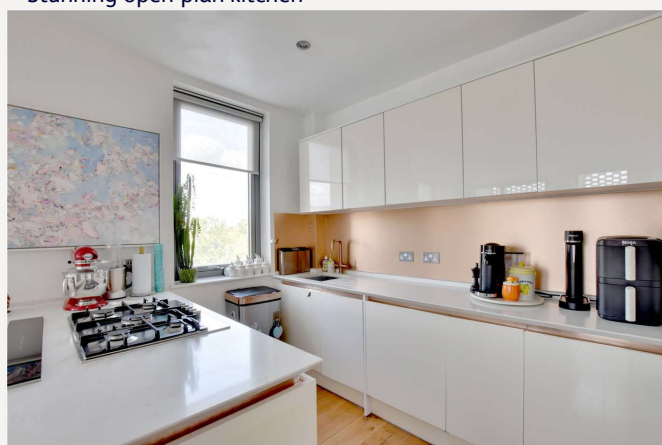
£875,000 *Leasehold*



An outstanding four-bedroom split-level apartment measuring an impressive 1198 sq ft, perfectly positioned just moments from the River Thames and the heart of the historic town centre of UNESCO Greenwich.

KEY FEATURES

- Impressive 1198 sq ft apartment
- Outstanding four-bedroom split-level home
- Four large double bedrooms
- Two bedrooms with en-suite bathrooms
- Further family bathroom
- Superb 21ft reception room
- Stunning open-plan kitchen



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...



Presented in superb condition throughout, this exceptional home offers wonderfully spacious and versatile accommodation arranged over the third and fourth floors. The third floor features four generously proportioned double bedrooms, two of which benefit from en-suite bathrooms, together with a further family bathroom. The sizeable entrance hallway provides excellent storage with three large cupboards, while the principal bedroom enjoys the added luxury of direct access onto its own private balcony.

The top floor is centred around a stunning and exceptionally bright 21ft reception room with a superb open-plan kitchen. The kitchen is well equipped with an excellent range of storage and worktop space, integrated white goods and a cleverly designed downdraft cooker hood, maintaining clear sightlines across the room. Sliding doors open directly onto a fabulous private 16ft roof terrace, creating an impressive additional space for entertaining and outdoor dining.

The property has also benefited from a number of thoughtful upgrades, including underfloor heating in all three bathrooms, two Fujitsu air-conditioning units in the principal bedroom and reception room, and extensive glazing improvements using 6.4mm Stadip Silence glass, including secondary glazing to two of the bedrooms. Further features include bespoke under-stair shoe storage and attractive dado panelling to the principal bedroom and one further bedroom.

Located on the corner of Bardsley Lane and Creek Road, the property is literally a stone's throw from the historic town centre, with its bustling market, excellent choice of shops, cafés and restaurants.



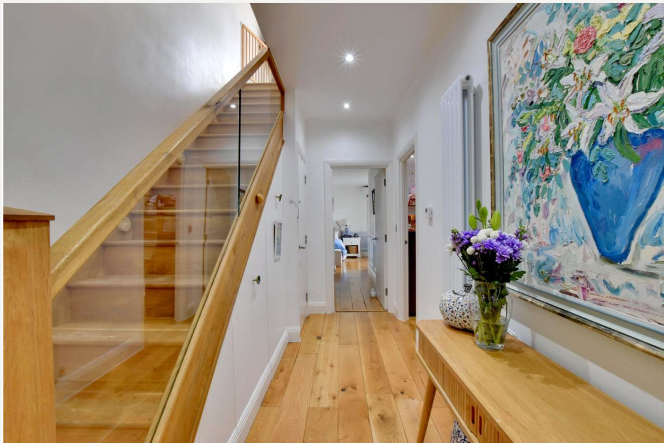
MATERIAL INFORMATION

Tenure: Leasehold
Term: 142 years
Service Charge: £3504 per annum
Ground Rent: £ 400 Annually (subject to increase)
Council Tax Band: F
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

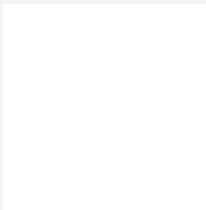
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



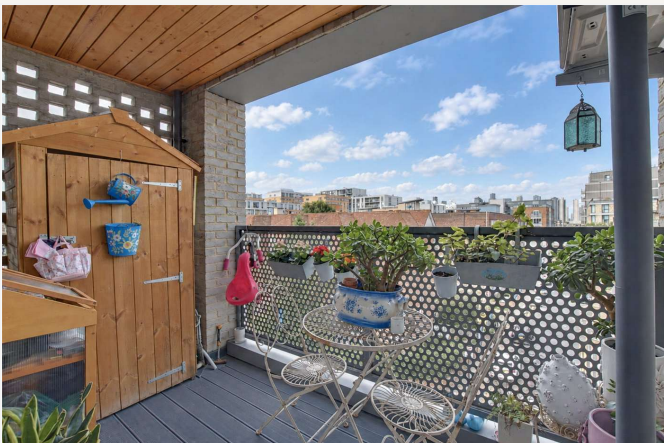
Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

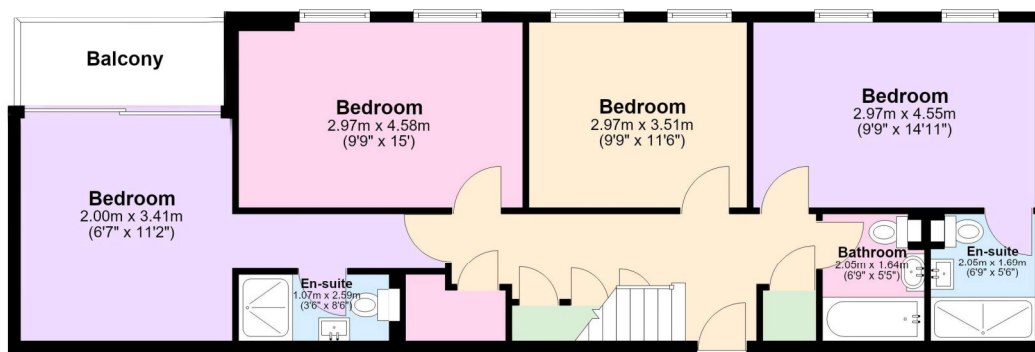


<https://www.winkworth.co.uk/sale/property/GRE240042>

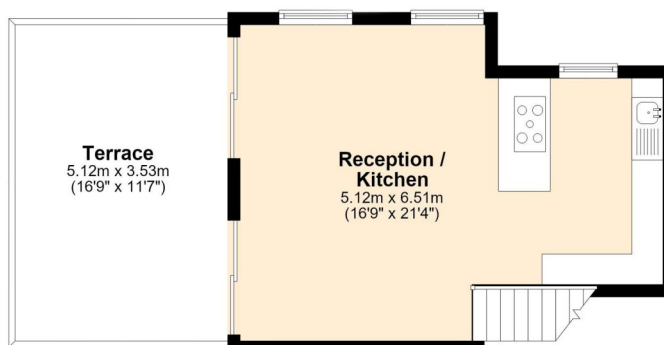
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Third Floor



Fourth Floor



Total area: approx. 111.4 sq. metres (1198.9 sq. feet)

Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.