



Brant House, Greenwich, London, SE10

£250,000 *Leasehold*



We are delighted to present this well maintained and recently decorated one-bedroom conversion flat, situated on the lower ground floor of an attractive Victorian residence.

KEY FEATURES

- one bedroom flat
- lower ground floor
- communal garden to rear
- close to town centre
- Victorian conversion
- excellent condition
- Measuring circa 548 sq. ft
- close to DLR



Greenwich
02030533033 | greenwich@winkworth.co.uk

Winkworth

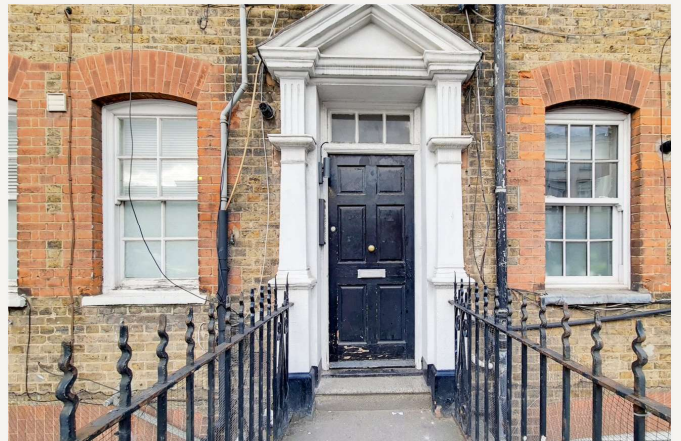
for every step...



The property is offered in good condition throughout and features a well-fitted kitchen, a modern bathroom, a bright and comfortable lounge, and a double bedroom. To the rear, residents can enjoy access to a communal garden.

Ideally located just a short walk from Deptford Bridge DLR, the flat also benefits from close proximity to Greenwich Town Centre, offering a fantastic range of shops, cafés, restaurants, and transport links, as well as the historic Greenwich Park.

This home would make an ideal first-time purchase or an excellent buy-to-let investment. Early viewing is highly recommended.



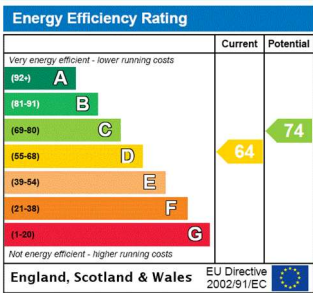
MATERIAL INFORMATION

Tenure: Leasehold
Term: 87 year and 10 months
Service Charge: £1500 per annum
Ground Rent: £ 500 Annually (subject to increase)
Council Tax Band:
EPC rating: D
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
Is object modified: False



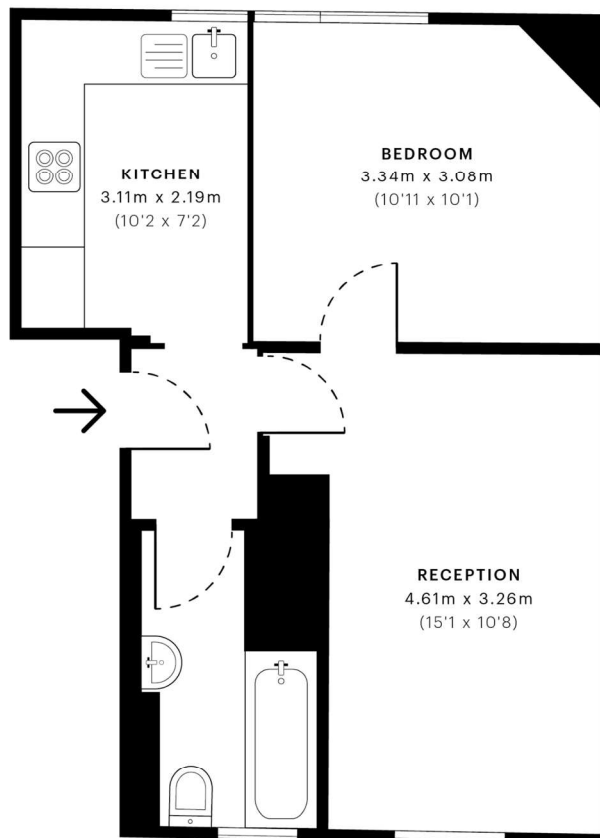
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE200166>

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.





— Lower Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property

37.96 sqm / 408.60 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

35.00 sqm / 376.74 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 37.78 sqm / 406.66 sqft
IPMS 3C RESIDENTIAL 36.25 sqm / 390.19 sqft

SPEC ID 6200eb976ba2780dc043f570