



**GOOCH HOUSE, GREENWICH, LONDON, SE10**  
**£379,950 LEASEHOLD**

**WE ARE DELIGHTED TO OFFER THIS OUTSTANDING ONE BEDROOM APARTMENT THAT IS FOUND ON THE 2ND FLOOR OF THIS MODERN NEW DEVELOPMENT, THAT SITS JUST AT THE BASE OF THE NORTH GREENWICH PENINSULA AND MOMENTS FROM THE RIVER WALK. MEASURING CIRCA 564 SQ FT. EWS1 COMPLIANT!**

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## DESCRIPTION:

We are delighted to offer this outstanding one bedroom apartment that is found on the 2nd floor of this modern new development, that sits just at the base of the north Greenwich peninsula and moments from the river walk. Measuring circa 564 sq ft. EWS1 compliant!

In stunning order throughout, the property briefly comprises a lovely 23ft open plan kitchen living room, with hard wood flooring and all the usual fitted white goods. This then leads onto a large covered balcony. There is a particularly well fitted bathroom and a large double bedroom, with fitted wardrobes, plus extra storage off the entrance hallway. From the balcony, living room and bedroom, there are views over the communal central courtyard.

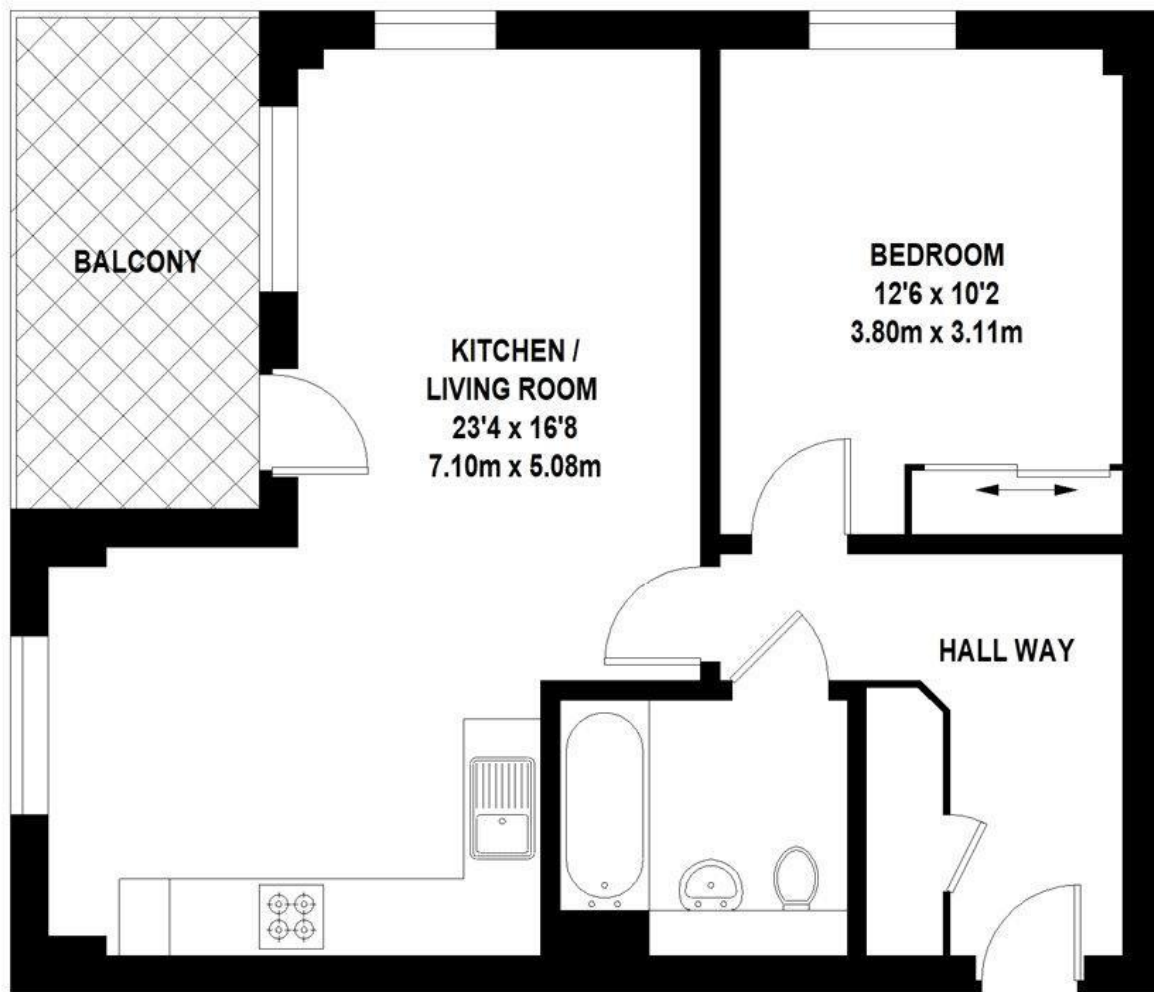
Precision is one of Greenwich's premier developments and is well located, moments from the river. The town centre is only a short walk away and offers an excellent array of shops and restaurants. Also the property is close to the O2 arena with Jubilee Line extension plus cable car service, along with the Royal Park.

## AT A GLANCE

- one bedroom apartment
- 2nd floor (with lift)
- circa 564 sq ft
- stunning 23ft kitchen diner
- large covered balcony
- communal grounds
- located moments from river
- close to O2 arena
- short walk from rail and DLR
- low service charges







**TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M)**

**Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given**

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 991 year and 10 months

**Service Charge:** £2500 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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