



Blackwall Lane, Greenwich, London, SE10

£335,000 *Leasehold*



A superb one-bedroom apartment spanning approximately 548 sq ft, ideally located close to the River Walk on the border of North and East Greenwich.

KEY FEATURES

- one bedroom apartment
- third floor with lift
- circa 548 square foot
- immaculate condition
- good sized balcony
- lots of storage





Situated on the third floor (with lift access), this beautifully presented home is offered in excellent decorative order throughout. The accommodation comprises a spacious open-plan kitchen and dining area with integrated white goods, opening onto a delightful south/west-facing balcony complete with outdoor storage. The property also features a generous double bedroom, a contemporary bathroom, and a large walk-in storage cupboard off the hallway.

Additional benefits include a video entry system, double glazing, and well-maintained communal gardens to the rear.

The Peltons is a highly sought-after development, perfectly positioned moments from the local amenities of Trafalgar Road. Maze Hill mainline station is within a five-minute walk, providing swift connections to central London, while the magnificent Greenwich Park and its famous Observatory are also nearby. Greenwich town centre, with its array of shops, restaurants, DLR, and riverboat services, is just a short distance away.

Offered with no onward chain, this property makes an ideal first home, pied-à-terre, or investment opportunity.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 114 year and 11 months
Service Charge: £2071 per annum
Ground Rent: £ 120 Annually (subject to increase)
Council Tax Band: B
EPC rating: B
Is the property listed: Property is not listed

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

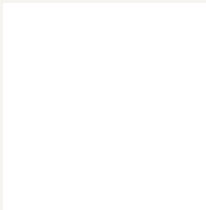
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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



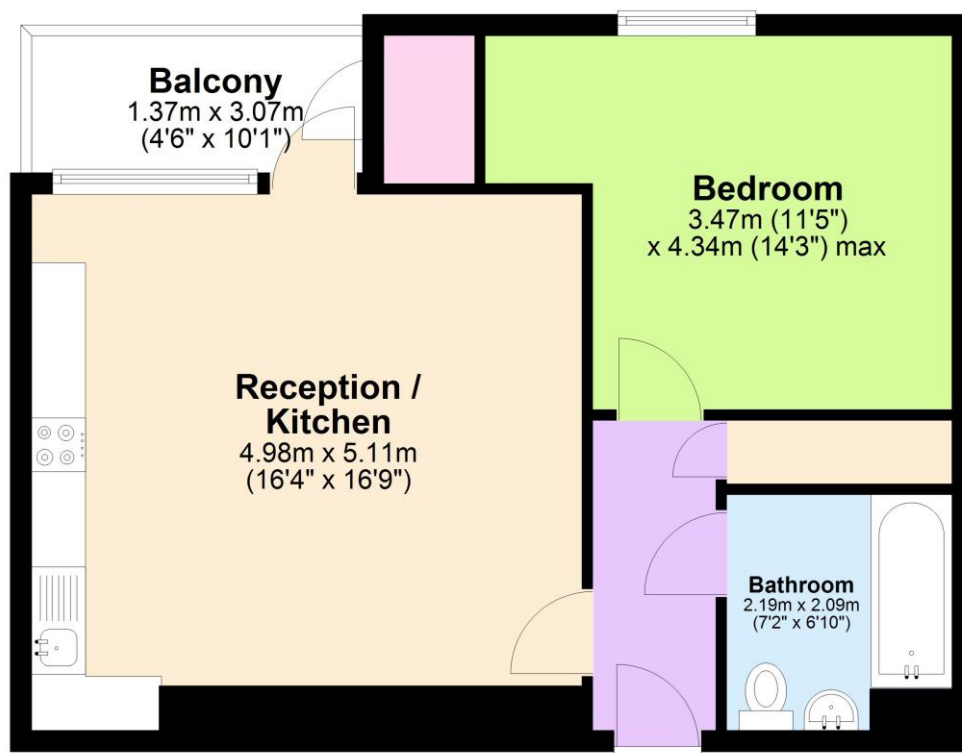
<https://www.winkworth.co.uk/sale/property/GRE240229>

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

Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.8 sq. feet)