



ELLIOT LODGE, GREENWICH, LONDON, SE10
GUIDE PRICE £480,000-£500,000 LEASEHOLD

WE ARE PLEASED TO OFFER THIS SUPERB TWO BEDROOM APARTMENT, THAT MEASURES 802 SQUARE FOOT AND IS FOUND ON THE 6TH FLOOR OF THIS POPULAR BLOCK, LOCATED JUST MOMENTS FROM THE RIVER WALK AND TOWN CENTRE.

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DESCRIPTION:

Guide Price £480,000-£500,000. We are pleased to offer this superb two bedroom apartment, that measures 802 square foot and is found on the 6th floor of this popular block, located just moments from the river walk and town centre.

In excellent order, the property comprises of a bright and airy open plan kitchen living room, and doors onto a lovely private balcony. The kitchen area is finished to a high spec and comes with all the usual fitted white goods and appliances. There are two good sized double bedrooms, with the master having fitted wardrobes and an ensuite. The property also comes with a beautifully presented family bathroom and there is excellent storage just off the entrance hallway. Added benefits include a secure allocated parking space, well-kept communal grounds and video entry. It's worth mentioning that the building is also EWS1 compliant!

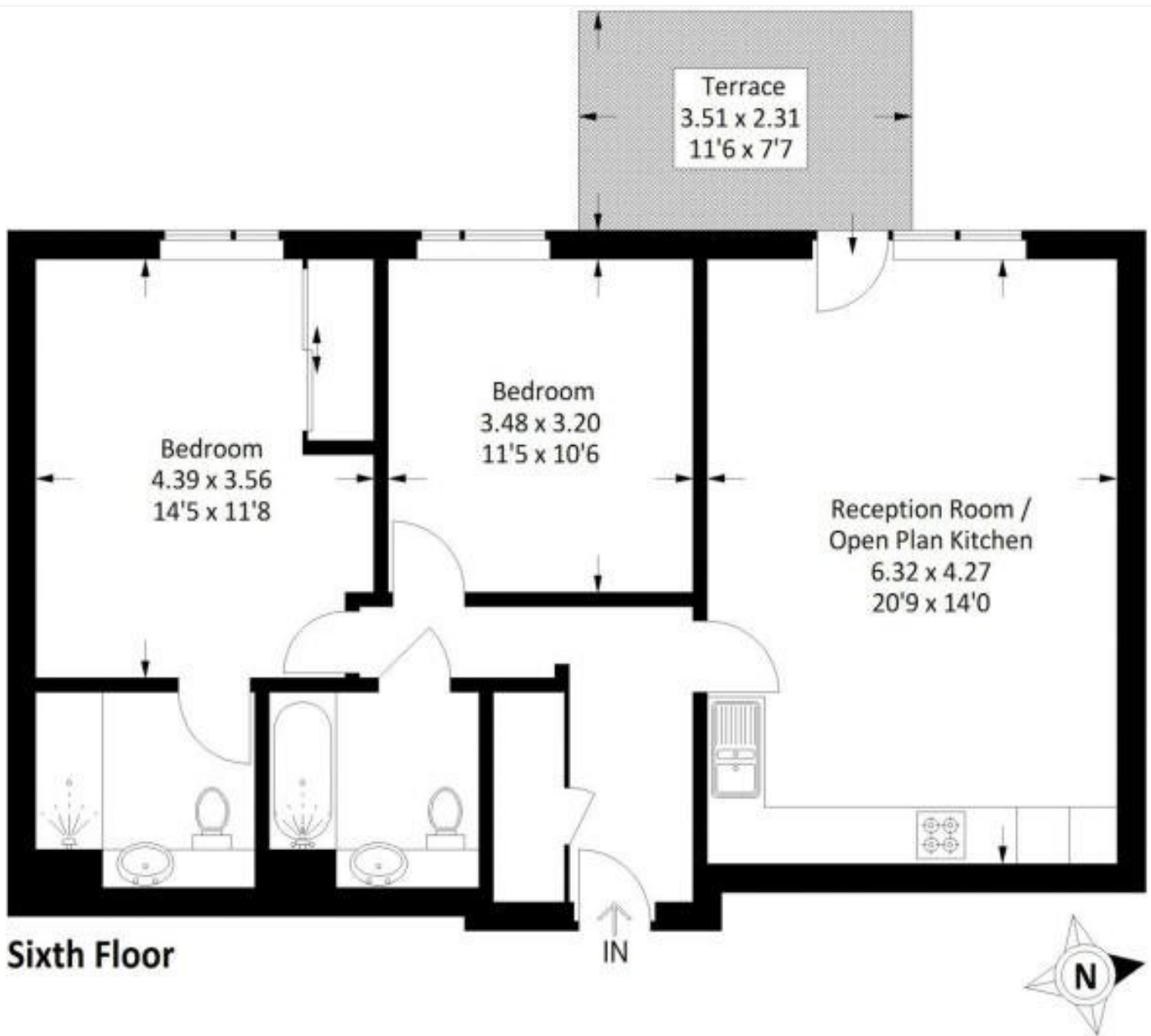
Precision SE10 is one of Greenwich's premier developments and is well located on the foot of the peninsula, just moments from the river. Greenwich town centre is only a short walk away and offers an excellent array of shops and restaurants. The property is also close to the O2 arena with the North Greenwich Jubilee Line, along with DLR and mainline rail services close by providing fantastic connections to central London and Canary Wharf.

AT A GLANCE

- EWS1 compliant
- two double bedrooms
- 6th floor with lift
- 802 sq ft
- superb condition
- balcony
- secure allocated parking
- communal grounds
- two bathrooms
- no chain
- close to town centre and O2







Approximate Gross Internal Area
74.5 sq m / 802 sq ft

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		
A (92-100)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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