



## The Plaza, Greenwich, London, SE10

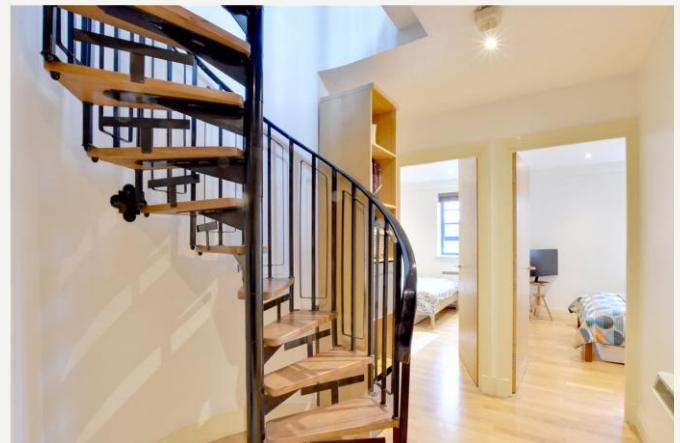
Guide Price of £450,000 - £475,000 *Leasehold*

A stunning two bedroom split level penthouse, which is part of this extremely unique building, which features secure off street parking and a large private roof terrace. Measuring circa 759 sq ft and offered to the market with no chain!



### KEY FEATURES

- split level penthouse
- 2 bedrooms
- circa 759 sq ft
- large private roof terrace
- secure underground parking
- communal roof terrace
- no chain
- East Greenwich location
- close to shops
- short walk to Royal Park
- short walk to mainline rail





The Plaza is a historic art deco building which boasts many amenities for residents to enjoy, such as the grand inner atrium, residents gymnasium and a large communal roof terrace. You also benefit from secure allocated garage parking and cycle storage. Found on the 4th and 5th floors, the property comprises a large entrance hallway with storage cupboards and spiral staircase. On this floor there are two good sized double bedrooms and two bathrooms. Upstairs is a fabulous and bright 20ft reception room with open plan kitchen area. The room is double aspect and features pleasant views from both sides. There is then access onto a lovely 17ft private roof terrace.

The Plaza is perfectly located in East Greenwich and on the corner of Vanbrugh Hill and Trafalgar Road. The block also lies adjacent to Greenwich Square, which is a modern development that includes leisure facilities, a GP and shops. Not only is it close to The Royal Park and Maze Hill mainline rail, it is also just a short walk to the town centre, which offers a wide variety of shops and restaurants, along with DLR and riverboat service! Offered with no chain.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 98 year and 0 months

**Service Charge:** £3635 per annum

**Ground Rent:** £400 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** D

**Is the property listed:** No

**Utilities:** TBC

**Electricity supply:**

**Sewerage supply:**

**Water supply:**

**Mobile signal:**



### Rights & Easements:

**Does the property for any easements:** No

**Does the property have public rights of way:** No

**Does the property have restrictions:** No

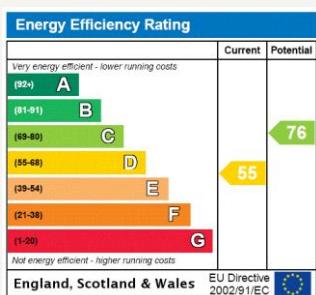
### Flooding:

**Has the property flooded in the last 5 years:** No

**Last flood date:** n/a

**Does the property have flood defences:** No

**Sources of flooding:** No



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



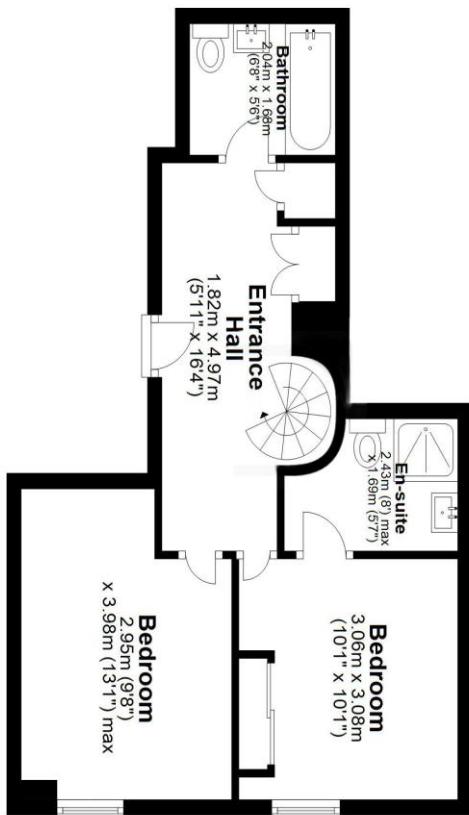
<https://www.winkworth.co.uk/sale/property/GRE240271>

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.



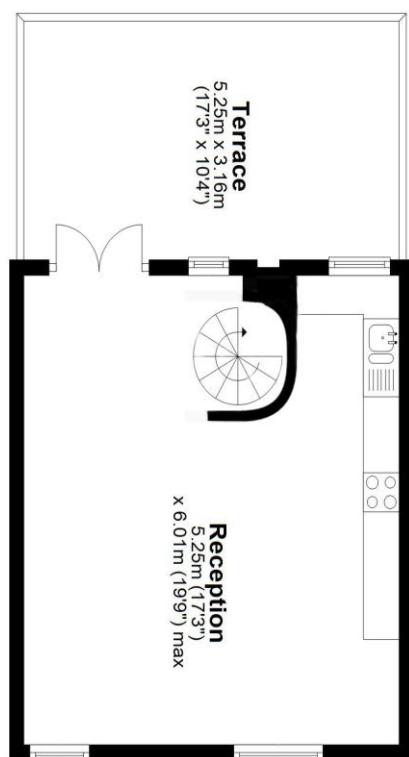
Approx. 39.2 sq. metres (421.8 sq. feet)

### **Fourth Floor**



Approx. 31.3 sq. metres (337.1 sq. feet)

### **Fifth Floor**



Total area: approx. 70.5 sq. metres (759.0 sq. feet)