



DERWENT STREET, GREENWICH, LONDON, SE10
GUIDE PRICE £475,000 - £525,000 LEASEHOLD

WE ARE PLEASED TO OFFER THIS HUGE THREE BEDROOM MAISONETTE THAT MEASURES CIRCA 1121 SQUARE FOOT, THAT'S LOCATED IN EAST GREENWICH, MOMENTS FROM THE RIVER WALK AND CLOSE TO THE TOWN CENTRE.

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DESCRIPTION:

We are pleased to offer this huge three bedroom maisonette that measures circa 1121 square foot, that's located in East Greenwich, moments from the river walk and close to the town centre.

The property comprises a large kitchen breakfast room and reception on the first floor, with both these rooms leading to individual terraces. Upstairs there are three bedrooms, a bathroom and separate WC. There is also a large loft. The property also features a front and back garden. It is worth mentioning that the property requires a full refurbishment.

Derwent Street is perfectly located just moment from the river, but is also just a short walk to the town centre, with its fantastic selection of shops and restaurants, but also mainline rail, riverboat service and DLR. The Royal Park is also close by.

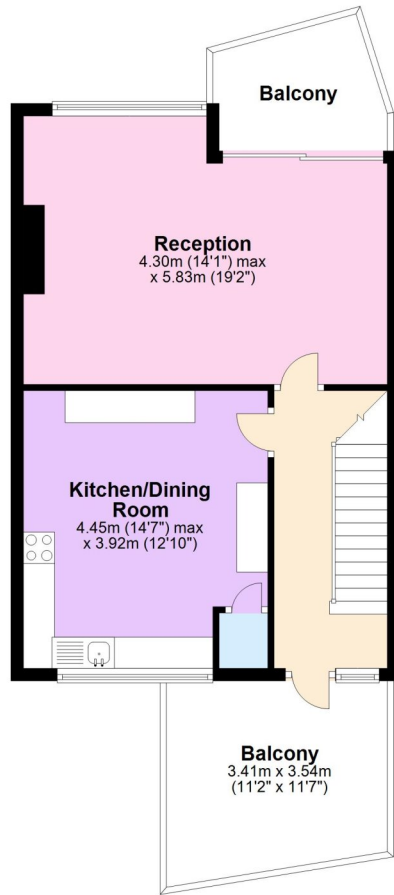
AT A GLANCE

- new lease extension
- large three bedroom maisonette
- circa 1121 square foot
- first and second floor
- requires full refurbishment
- two gardens
- East Greenwich location
- moments from river
- close to town centre
- close to park

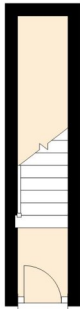




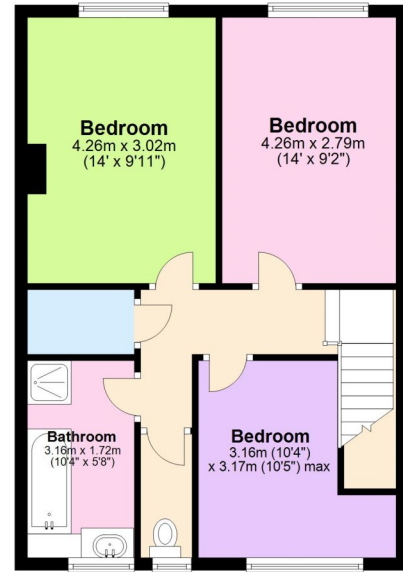
First Floor
Approx. 49.4 sq. metres (531.8 sq. feet)



Ground Floor
Approx. 3.6 sq. metres (38.7 sq. feet)



Second Floor
Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 104.1 sq. metres (1121.0 sq. feet)

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	9	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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