



Henry Hudson Apartments, Greenwich, London, SE10

Offers in excess of £400,000 *Leasehold*



A stunning and much larger than average one bedroom apartment, that measures an impressive 663 sq ft, featuring fabulous views of the river and being part of the supremely popular River Gardens development! EWS1 compliant!

KEY FEATURES

- one bedroom apartment
- circa 663 sq ft
- 2nd floor (with lift)
- superb condition
- 14ft private balcony
- river views
- 24 hour concierge



Greenwich

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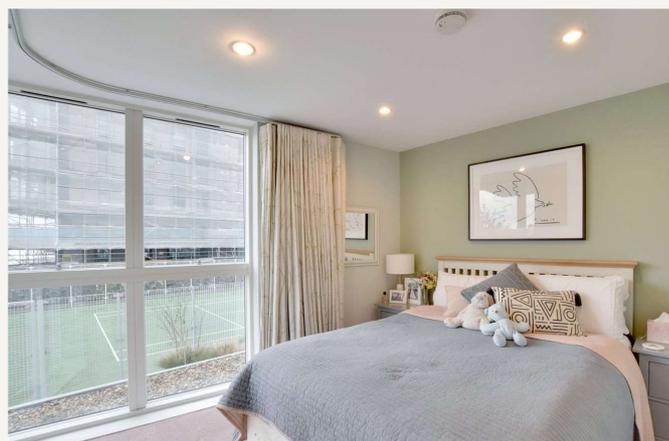
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In perfect order throughout the property has a wonderful layout that really makes it stand out from the crowd. There is a large 24ft reception room, with hard wood flooring and two storage cupboards. This in turn leads round to a 14ft kitchen, which is really well equipped with plenty of storage and all the usual white goods one would expect. The Double bedroom has built in wardrobes and opens onto a lovely 14ft balcony which features direct views onto the river and Canary Wharf. Added benefits include a 24 hour concierge, plus there are communal leisure facilities that include a large gymnasium, swimming pool, and a tennis court within the grounds.

River Gardens sits adjacent to the river walk and is located just east of the town centre, which offers a wide variety of shops and restaurants, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory, is also just a short walk away. Your earliest viewing is highly recommended!



MATERIAL INFORMATION

Tenure: Leasehold

Term: 983 years

Service Charge: £4466 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: B

EPC rating: B

Is the property listed: Property is not listed

Utilities:

Electricity supply: MAINS

Sewerage supply: MAINS

Water supply: MAINS

Mobile signal: GOOD

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:

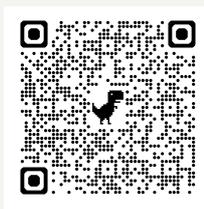
Does the property have flood defences: Property does not have flood defences

Is object modified: False



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



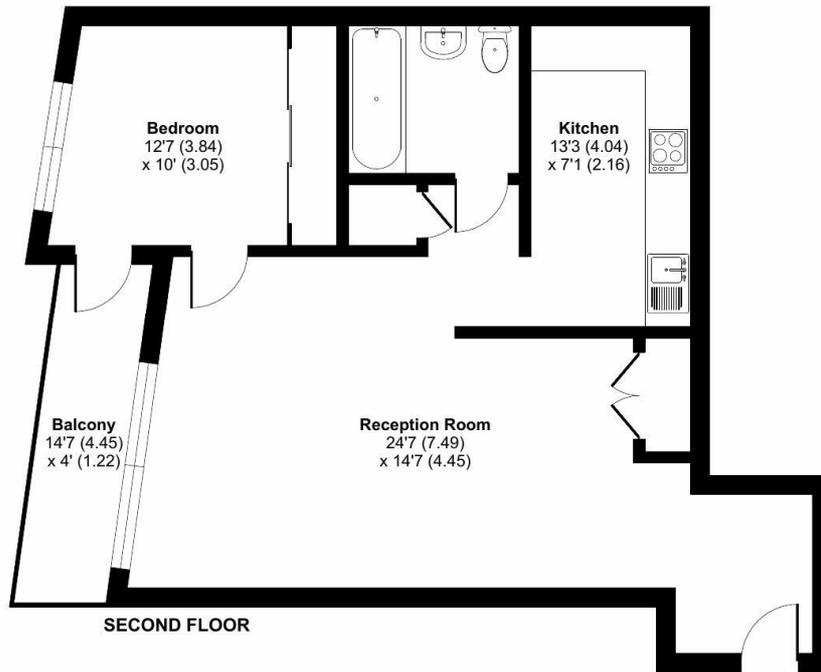
<https://www.winkworth.co.uk/sale/property/GRE230289>

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.

Banning Street, London, SE10

Approximate Area = 663 sq ft / 61.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023.

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