

PEABODY CLOSE, GREENWICH, LONDON, SE10
GUIDE PRICE £350,000-£365,000 LEASEHOLD

A SUPERB AND PERFECTLY LOCATED ONE BEDROOM FIRST FLOOR FLAT THAT IS PART OF THIS MODERN GATED DEVELOPMENT AND FEATURES OFF STREET PARKING AND IMMACULATE COMMUNAL GROUNDS. MEASURING CIRCA 484 SQ FT AND SOLD CHAIN FREE!

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DESCRIPTION:

Guide Price £350,000-£365,000. A superb and perfectly located one bedroom first floor flat that is part of this modern gated development and features off street parking and immaculate communal grounds. Measuring circa 484 sq ft and sold chain free!

In excellent order, and recently redecorated, the property comprises a bright double aspect reception room, a lovely galley style kitchen, modern bathroom and a double bedroom. Along with parking, the property also comes with gas central heating, hard wood flooring and newly fitted carpet in the bedroom. As mentioned, the communal gardens are extremely impressive and well kept.

Peabody Close is quietly located just off Devonshire Drive and within the heart of the Ashburnham Triangle in West Greenwich. The town centre, offering a fine selection of shops and restaurants, is close by. Also mainline rail and DLR are within a few minutes, as is The Royal Park with its Observatory.

AT A GLANCE

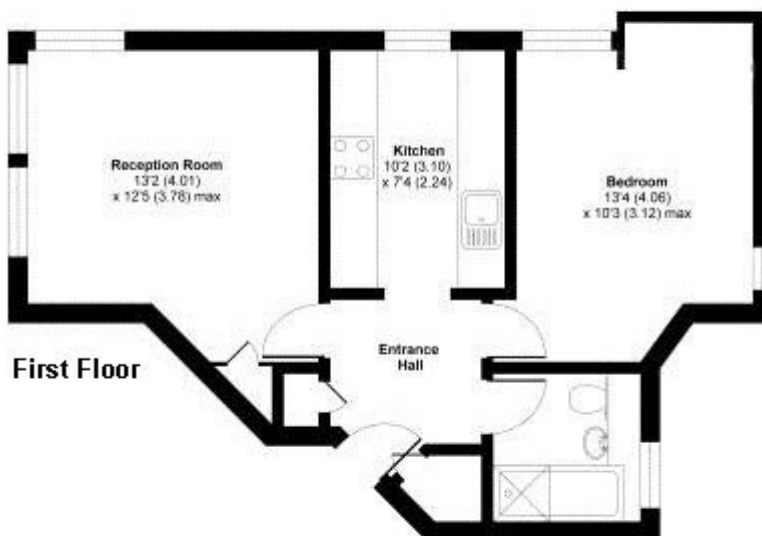
- bright one bedroom flat
- first floor
- excellent condition
- secure gated development
- lovely communal grounds
- off street parking
- Ashburnham Triangle
- West Greenwich location
- moments from rail and DLR
- very short walk to town centre







APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT 44.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 106 year

Service Charge: £2183 per annum

Ground Rent: £ 400 Annually (subject to increase)

Council Tax Band: B

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.

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