



LAMBARDE SQUARE, GREENWICH, LONDON, SE10
GUIDE PRICE £500,000-£520,000 LEASEHOLD

A BEAUTIFUL TWO BEDROOM APARTMENT THAT IS PRESENTED IN IMMACULATE ORDER THROUGHOUT, AND PERFECTLY LOCATED IN EAST GREENWICH, JUST A SHORT WALK FROM MAZE HILL MAINLINE RAIL AND THE ROYAL PARK. MEASURING CIRCA 701 SQ FT AND FEATURING OFF STREET PARKING!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

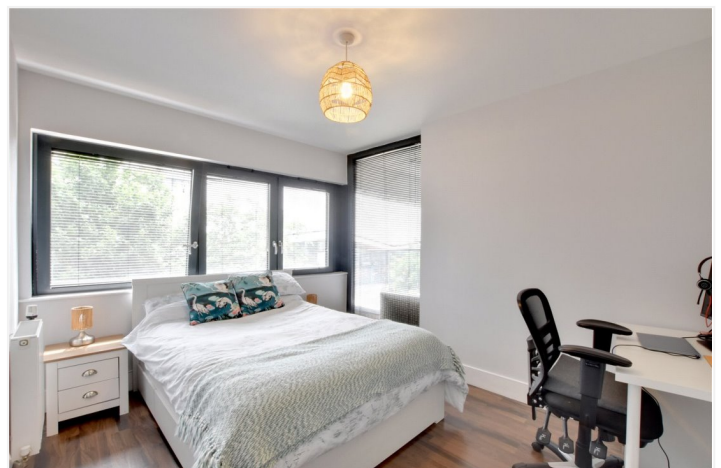
Guide Price £500,000-£520,000. A beautiful two-bedroom apartment that is presented in immaculate order throughout, and perfectly located in East Greenwich, just a short walk from Maze Hill mainline Rail and The Royal Park. Measuring circa 701 sq ft and featuring off street parking!

Found on the first floor, this bright apartment briefly comprises a lovely 17ft reception room, with an open plan kitchen area with fitted white goods. This room then leads onto a large 14ft private balcony that overlooks the central courtyard. There are two double bedrooms and two bathrooms, including an ensuite, plus a utility cupboard off the hallway. Along with a secure parking space, added benefits include video entry and lift service. The development also has the Greenwich Leisure facilities and library, but it's important to note that membership is not included.

Greenwich Square is a stunning development that is positioned on the corner on Vanbrugh Hill and Woolwich Road. As mentioned, it is only a short walk away from the park, rail, DLR and Jubilee Line extension, but also close to the town centre, that offers a superb selection of shops and restaurants, along with DLR and riverboat service.

AT A GLANCE

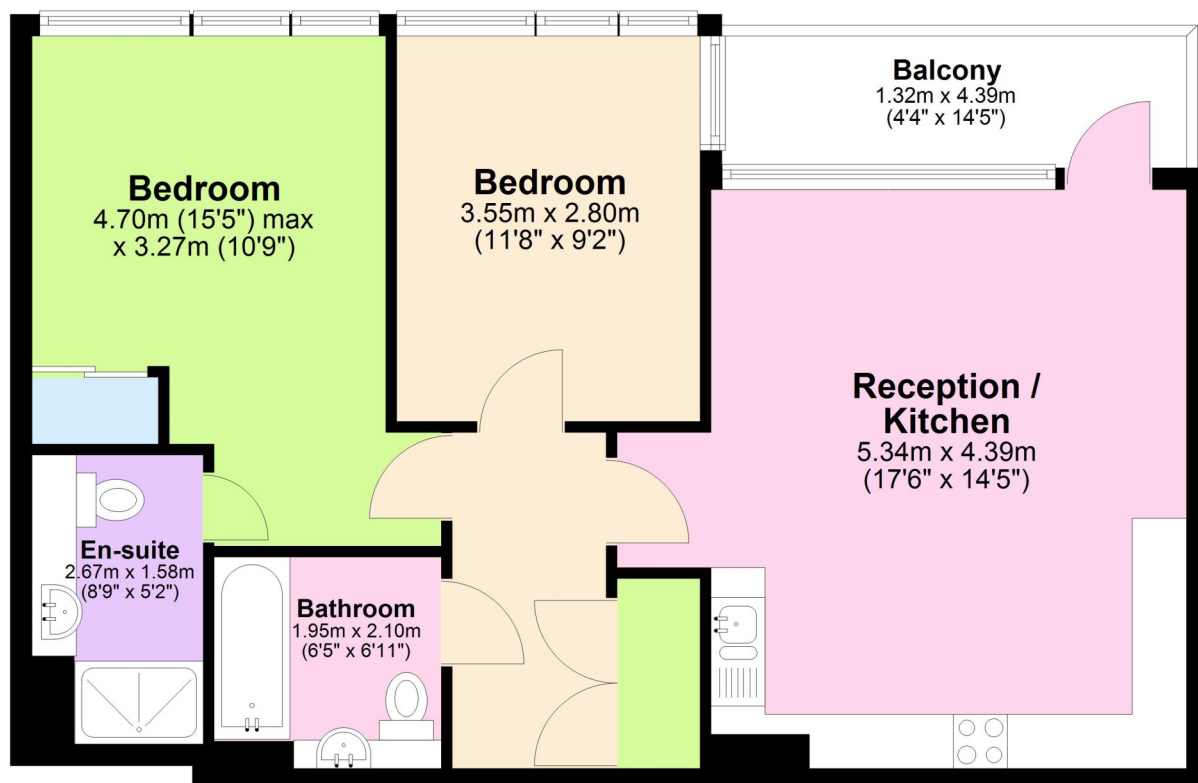
- superb apartment
- two double bedrooms
- circa 701 sq ft
- immaculate condition
- first floor (with lift)
- secure parking space
- two bathrooms
- lovely 17ft kitchen diner
- large 14ft private balcony
- Greenwich Square development





First Floor

Approx. 65.2 sq. metres (701.9 sq. feet)



Total area: approx. 65.2 sq. metres (701.9 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold

Term: 987 years

Service Charge: £4746 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: C

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.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.