



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!

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## 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

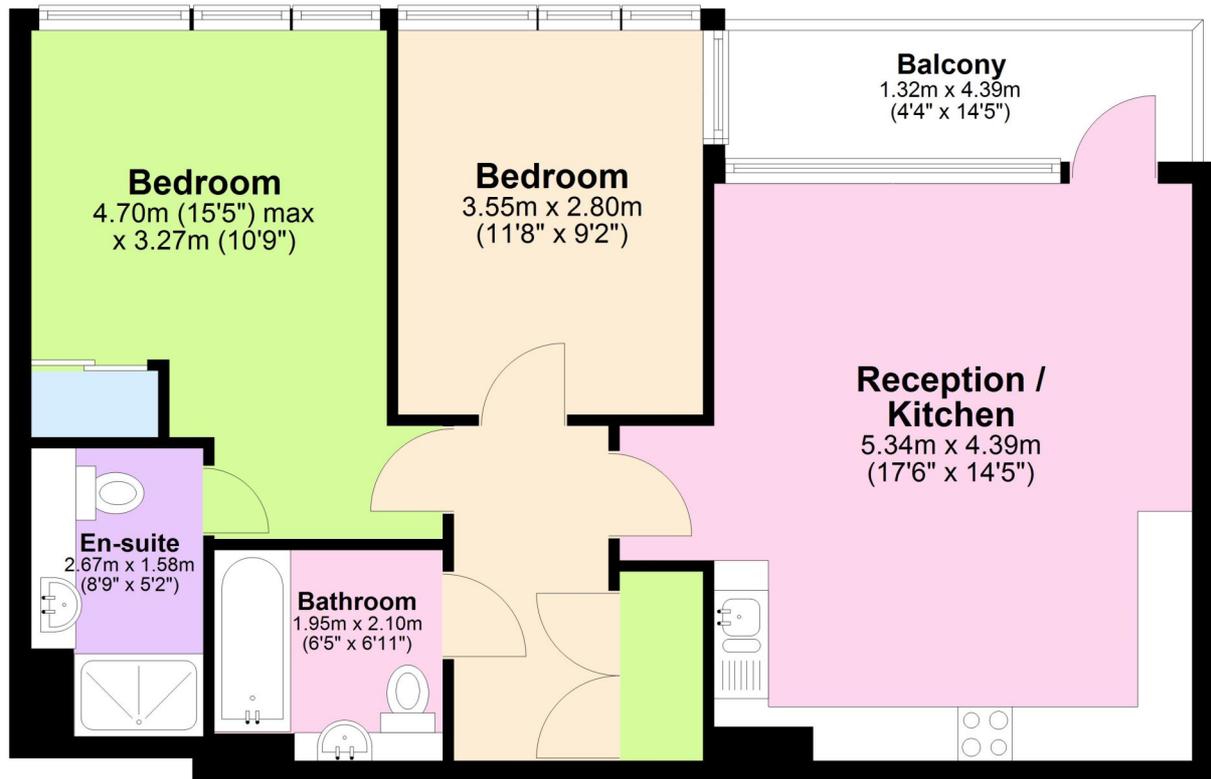
- superb apartment
- two double bedrooms
- circa 701 sq ft
- immaculate condition
- first floor (with lift)
- secure parking space
- two bathrooms
- lovely 17ft kitchen diner
- large 14ft private balcony
- Greenwich Square development





## 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.

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