



## Lambarde Square, Greenwich, London, SE10

Offers in Excess £450,000 *Leasehold*

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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!

### KEY FEATURES

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



**Greenwich**

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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.



MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 986 year and 6 months  
**Service Charge:** £4251 per annum  
**Ground Rent:** £ 100 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** B  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply  
**Mobile signal:** unknown

**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



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		

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



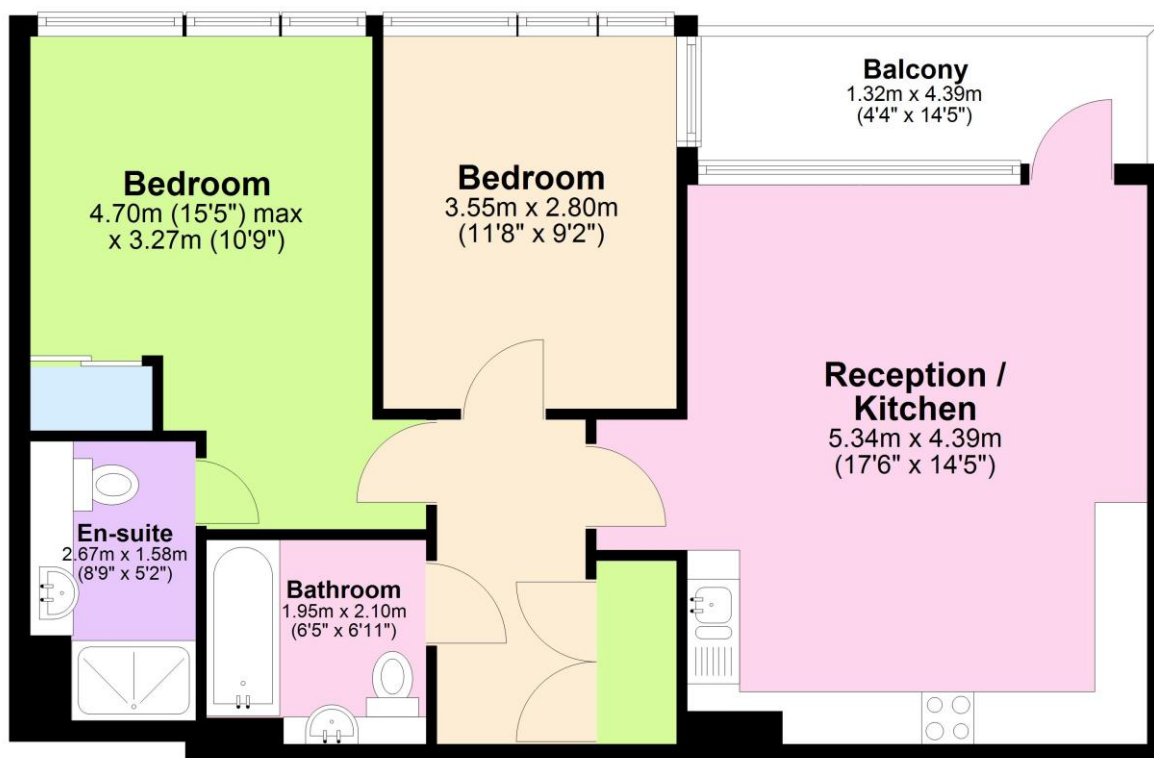
<https://www.winkworth.co.uk/sale/property/GRE250156>

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.



## First Floor

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



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