



**EMPIRE REACH, GREENWICH, LONDON, SE10**  
**£400,000 LEASEHOLD**

**A LOVELY AND LARGER THAN AVERAGE ONE BEDROOM, 6TH FLOOR, APARTMENT THAT MEASURES CIRCA 656 SQUARE FOOT, WHICH IS LOCATED JUST MOMENTS FROM THE RIVER WALK. EWS1 COMPLIANT!**

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## DESCRIPTION:

A lovely and larger than average one bedroom, 6th floor, apartment that measures circa 656 square foot, which is located just moments from the river walk. EWS1 COMPLIANT!

In excellent order throughout, the property comprises of a large 19ft kitchen living room, that leads onto a small private balcony, which in turn overlooks the developments internal courtyard. There is a double bedroom with fitted wardrobes and two bathrooms, with one being an ensuite. Added benefits include good storage and video entry. There is also a 24 hour concierge and a large Waitrose onsite, along with Costa Coffee.

New Capital Quay is a fantastic modern riverside development, located just West of the town centre and moments from the river walk. The town is only a 5 minute walk away, offering a wide selection of shops and restaurants, along with mainline rail, DLR and riverboat. The Royal Park, with its Observatory is also close by.

## AT A GLANCE

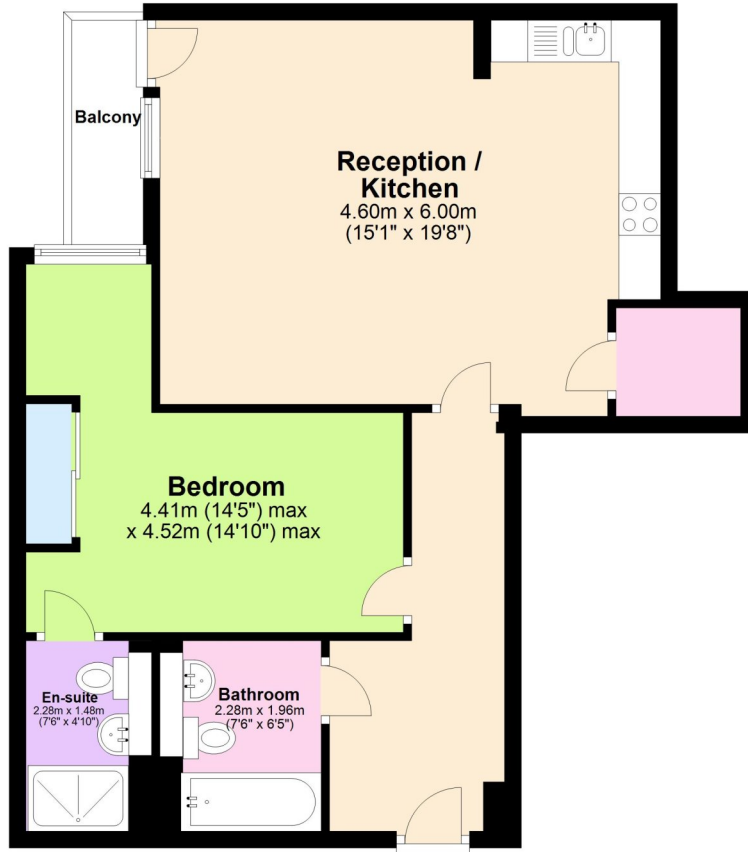
- large one bedroom apartment
- 6th floor with lift
- circa 656 sq ft
- balcony
- 19ft kitchen living room
- internal courtyard views
- riverside development
- 24 hour concierge
- large Waitrose on site
- moments from river walk
- close to rail and DLR





## Sixth Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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