



Trafalgar Road, Greenwich, London, SE10

£350,000 *Leasehold*



This lovely one bedroom, ground floor modern apartment measures 478 sq ft and is superbly positioned in the heart of East Greenwich, just moments from the gates of Greenwich Royal Park and a stone's throw from Maze Hill mainline station.

KEY FEATURES

- One bedroom ground floor apartment
- 478 sq ft of modern accommodation
- Moments from Greenwich Royal Park
- Stone's throw from Maze Hill station
- Impressive 19ft reception room
- Open-plan modern kitchen
- Hardwood flooring throughout



Greenwich

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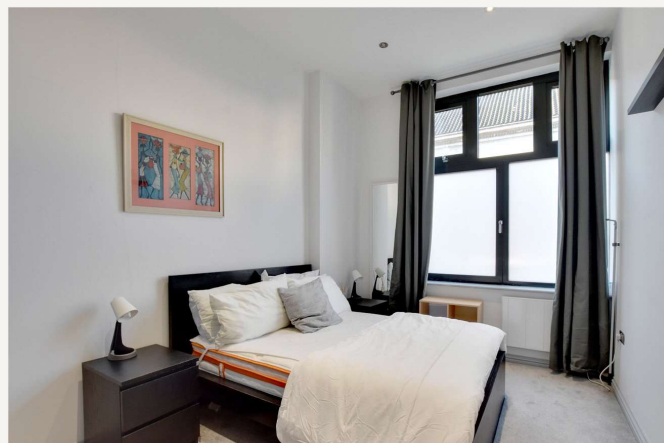
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The accommodation comprises an impressive 19ft reception room, featuring attractive hardwood flooring and a stylish open-plan modern kitchen, creating a bright and welcoming living space ideal for contemporary living. There is a good-sized double bedroom, a useful utility cupboard, and a modern, well-fitted bathroom.

Occupying a prominent corner position on Trafalgar Road and Maze Hill, the apartment enjoys an exceptional location. The stunning Greenwich Royal Park, with its famous observatory, boating lake and deer park, is moments away, while the bustling and historic town centre is only a short walk.

Greenwich offers a superb selection of shops, cafés and restaurants, the ever-popular Greenwich Market, and excellent transport connections including mainline rail, DLR and riverboat services. As a UNESCO World Heritage location set alongside the River Thames, Greenwich is widely regarded as one of the very best areas in South East London, making this apartment an ideal home or investment opportunity.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 99 years
Service Charge: tbc
Ground Rent: £500.00
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: mains
Sewerage supply: mains
Water supply: mains
Mobile signal: tbc

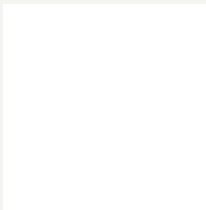
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

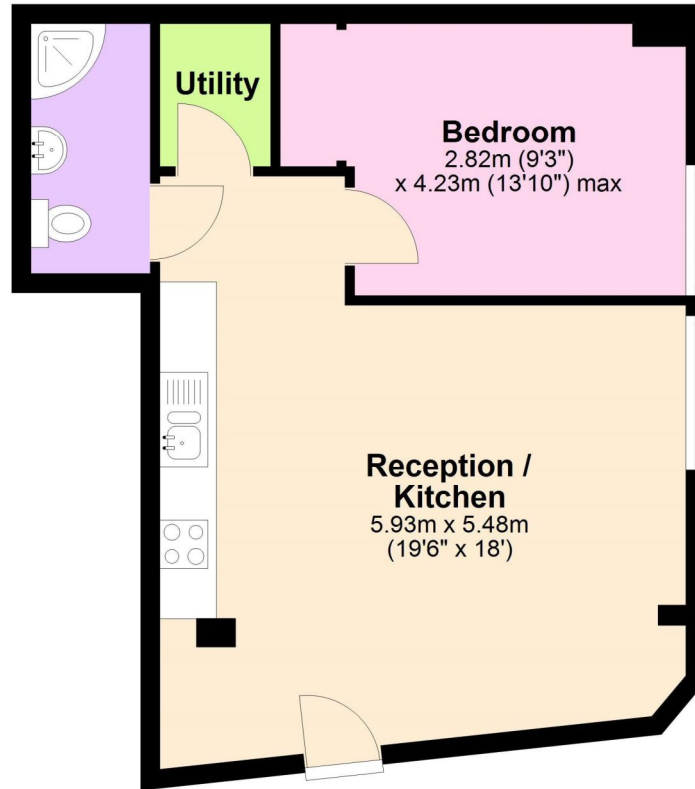


<https://www.winkworth.co.uk/sale/property/GRE150231>

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.

Ground Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 44.5 sq. metres (478.6 sq. feet)

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