



Aylmer House, Greenwich, London, SE10

£400,000 *Leasehold*



A beautiful two bedroom flat that is presented in stunning order throughout and located just moments from the river walk, town centre and Greenwich Park. Measuring circa 544 sq ft and featuring sublime views of the river and Canary View!

KEY FEATURES

- stunning two bedroom flat
- circa 544 sq ft
- newly fitted kitchen
- moments from river walkway
- close to town centre and shops
- 4th floor
- stunning condition
- direct river views to front
- perfect location
- short walk to Royal Park



Greenwich

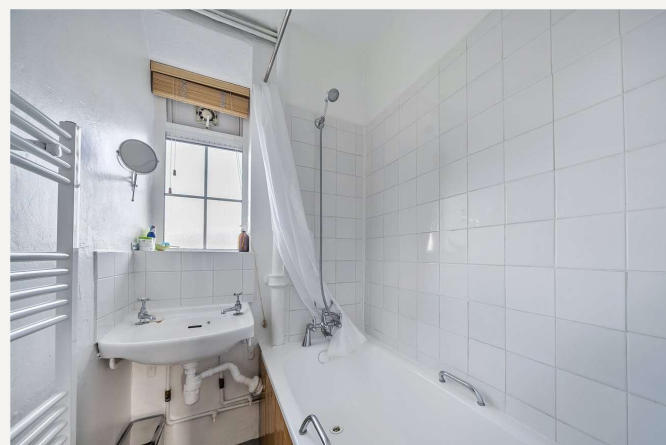
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Found on the 4th floor, the property briefly comprises of a lovely kitchen, fitted in 2023, which has fitted white goods including oven/hob, microwave, dishwasher and fridge freezer. The 13ft reception room is particularly well presented with a south facing aspect. Both bedrooms are double in size, with bedroom two featuring the aforementioned views. There is also a modern bathroom and a separate WC. Residents parking permits, visitor permits and bike storage are available but note this is on a first come first served basis. Its worth mentioning that the service charge includes heating and hot water. There was also a complete refurbishment of the blocks recently (completed in 2022) including a new heating/hot water system/new radiators - operated by ground source heat pumps.



Eastney Street is perfectly located and is found on the cusp of East and West Greenwich, just moments from not only the river walk, but also the fantastic Trafalgar Tavern and also the old Naval College. The town centre is a short walk away offering a superb array of shops and restaurants, along with mainline rail, DLR and riverboat service.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 104 year and 9 months
Service Charge: £1936 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: B
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Other
Mobile signal:

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 has flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



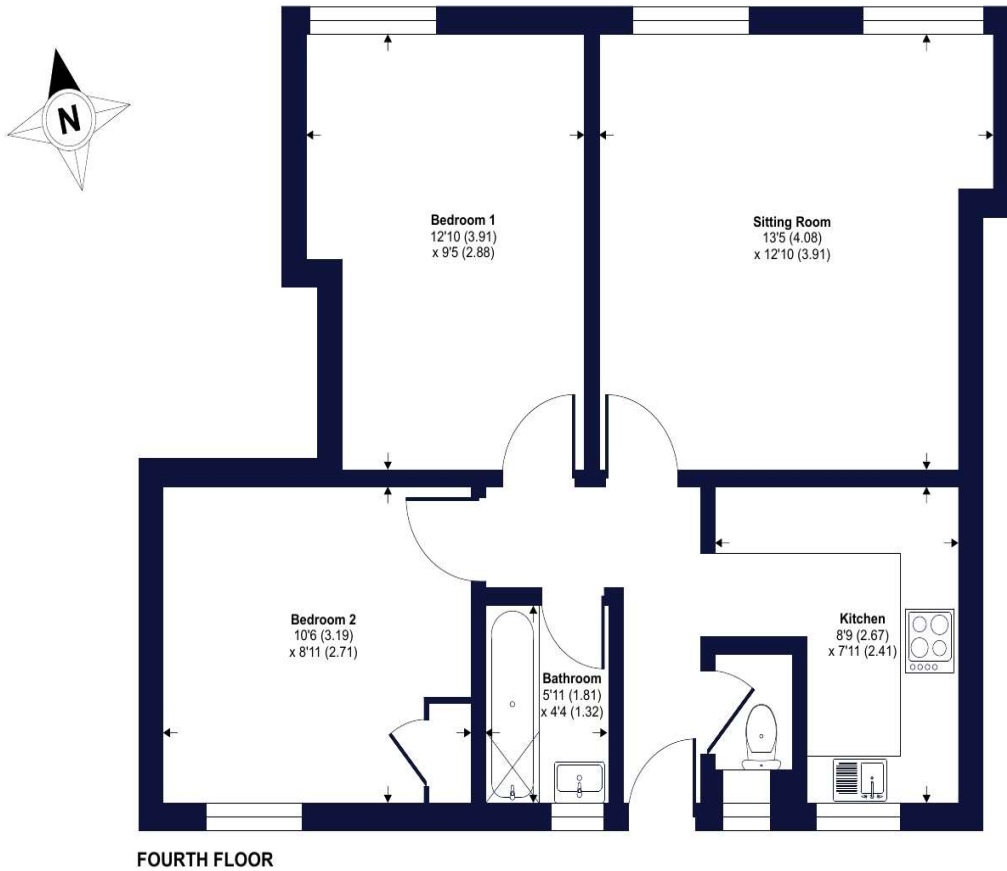
<https://www.winkworth.co.uk/sale/property/GRE250255>

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.

Eastney Street, London, SE10

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Winkworth. REF: 1347211

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