



Tarves Way, Greenwich, London, SE10

Guide price £350,000 - £375,000 *Leasehold*



A beautifully presented two-bedroom first-floor apartment, extending to approximately 725 sq ft, ideally positioned in the heart of UNESCO World Heritage West Greenwich, just moments from mainline rail and DLR connections and within easy walking distance of the vibrant town centre.

KEY FEATURES

- First-floor apartment.
- Two double bedrooms.
- Approx. 725 sq ft.
- Stunning condition throughout.
- 27ft open-plan living space.
- Modern fitted kitchen.
- Private balconv.



Greenwich

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Finished to an excellent standard throughout, the accommodation is both stylish and well-proportioned. The centrepiece of the home is a stunning 27ft open-plan reception room, flooded with natural light and incorporating a contemporary kitchen fitted within the last three years. The kitchen offers an abundance of storage, a central island, integrated white goods and an ideal space for both everyday living and entertaining. The reception room also provides direct access to a private balcony.

There are two generous double bedrooms, with the second bedroom currently benefiting from fitted wardrobes and serving as a versatile dressing room and study space. The property further boasts two modern bathrooms, including an en-suite shower room to the principal bedroom.

Tarves Way enjoys a peaceful setting in sought-after West Greenwich, renowned for its rich history and outstanding amenities. Greenwich town centre offers an excellent selection of shops, cafés, bars and restaurants, together with its famous market and world-class attractions, including the National Maritime Museum, the Cutty Sark, Greenwich Park and the Royal Observatory.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 105 year and 0 months
Service Charge: £4397 per annum
Ground Rent: tbc
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: GOOD

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	77 C	77 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

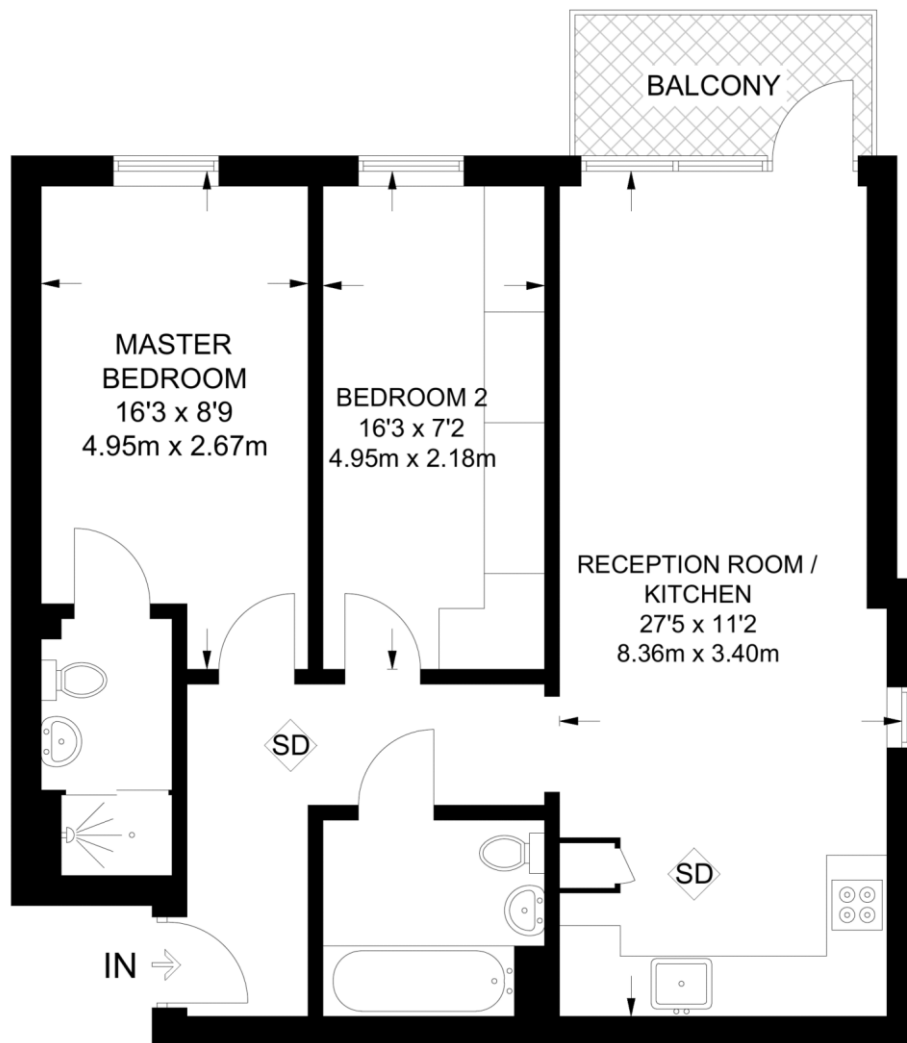


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



APPROXIMATE FLOOR AREA = 725 SQ FT / 67.4 SQ M
INCLUDING LIMITED USE AREA (4 SQ FT / 0.4 SQ M)



FIRST FLOOR

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



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