



Galvin House, Greenwich, London, SE10

GUIDE PRICE £700,000-£725,000 *Leasehold*

3  1  2 

Guide Price £700,000-£725,000. Set within a striking modern development built in 2022, this fabulous three-bedroom split-level apartment occupies the 2nd and 3rd floors and enjoys an unbeatable position at the base of the Greenwich Peninsula, directly opposite the wide-open green spaces of Southern Park.

KEY FEATURES

- Modern 2022 split-level apartment
- 1,294 sq ft over 2nd & 3rd floors
- 27ft reception with hardwood floors
- Sleek kitchen with fitted appliances
- Three double bedrooms with wardrobes
- Two bathrooms, including ensuite
- Secure parking space



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...



Set within a striking modern development built in 2022, this fabulous three-bedroom split-level apartment occupies the 2nd and 3rd floors and enjoys an unbeatable position at the base of the Greenwich Peninsula, directly opposite the wide-open green spaces of Southern Park.

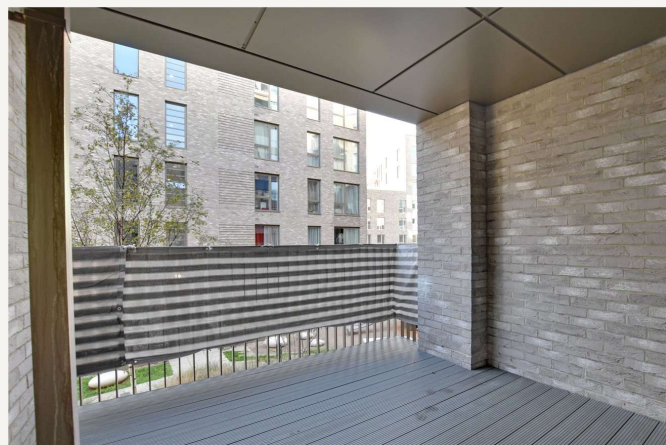
Measuring an impressive 1,294 sq ft, the apartment welcomes you into a spectacular 27ft reception room featuring hardwood flooring and a beautifully appointed contemporary kitchen complete with high-quality fitted appliances. This bright, expansive living space boasts uninterrupted views across Southern Park and the Ecology Park beyond. This level also includes a generous cloakroom and a separate utility cupboard.

Upstairs, the property offers three well-proportioned double bedrooms, each fitted with built-in wardrobes. The principal bedroom enjoys its own stylish ensuite, complemented by a second modern family bathroom. From the landing, doors open onto a superb 10ft x 9ft covered balcony overlooking the peaceful private communal gardens—an ideal spot for relaxing or entertaining.

Additional highlights include underfloor heating throughout, a concierge service, and the rare advantage of an underground parking space.

Perfectly located at the foot of the North Greenwich Peninsula, the apartment is just a short walk from the iconic O2 Arena with its world-class entertainment venues, shops, and restaurants. Excellent transport links are close by, including the Jubilee Line, the Emirates cable car, and swift connections into central London. A major retail park—featuring Sainsbury's, IKEA, and M&S—is also within easy reach.

This is modern urban living at its finest—spacious, stylish, and superbly connected.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 996 years
Service Charge: £5861 per annum
Ground Rent: £ zero
Council Tax Band: E
EPC rating: B
Is the property listed: Property is not listed

Utilities: Gas via E-on
Electricity supply: Octopus Energy
Sewerage supply: Mains
Water supply: Thames Water
Mobile signal: Sky

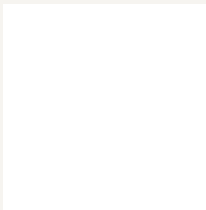
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



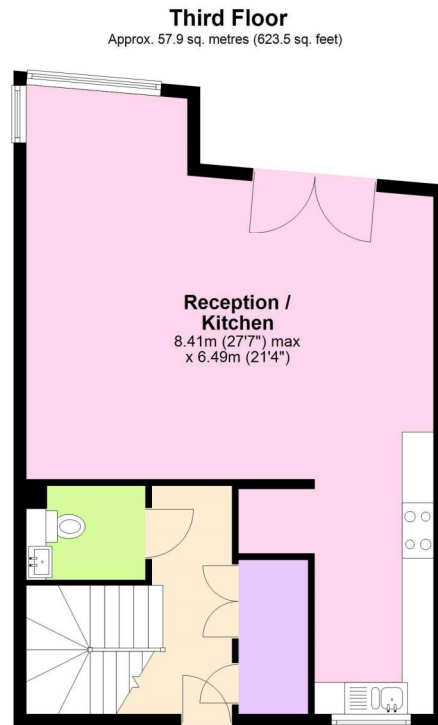
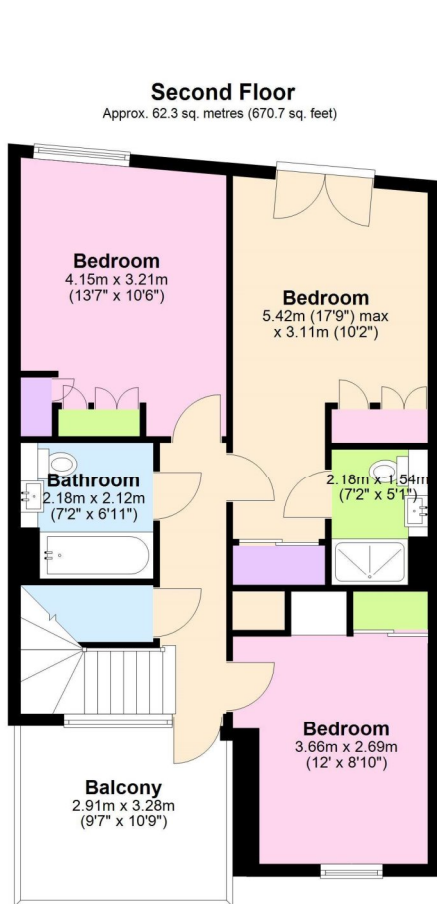
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/GRE250280>

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.



Total area: approx. 120.2 sq. metres (1294.1 sq. feet)

Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.