



## Galvin House, Greenwich, London, SE10

£700,000 *Leasehold*

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\*Now under Right to Manage with new agents appointed—  
projected future service charges set to be lower than currently  
stated\*

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
- Large covered 10x9ft balcony



Greenwich

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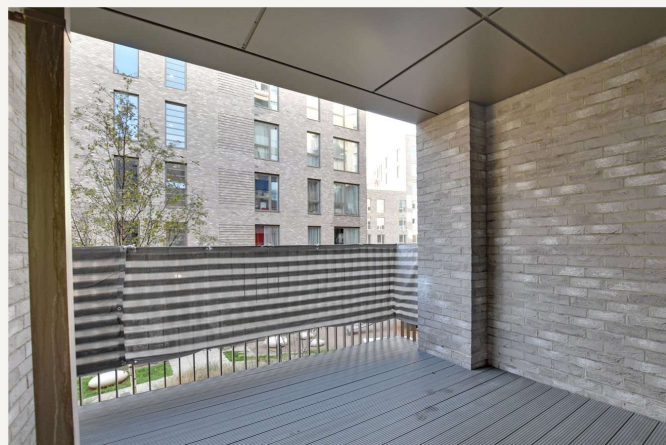
Measuring an impressive 1,294 sq ft, the apartment welcomes you into a spectacular 27ft reception room featuring hardwood flooring and a beautifully appointed contemporary kitchen complete with high-quality fitted appliances. This bright, expansive living space boasts uninterrupted views across Southern 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:** 995 year and 11 months  
**Service Charge:** £5861 per annum (future payments will be lower)  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E  
**EPC rating:** B  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply  
**Mobile signal:** Yes

**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



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		



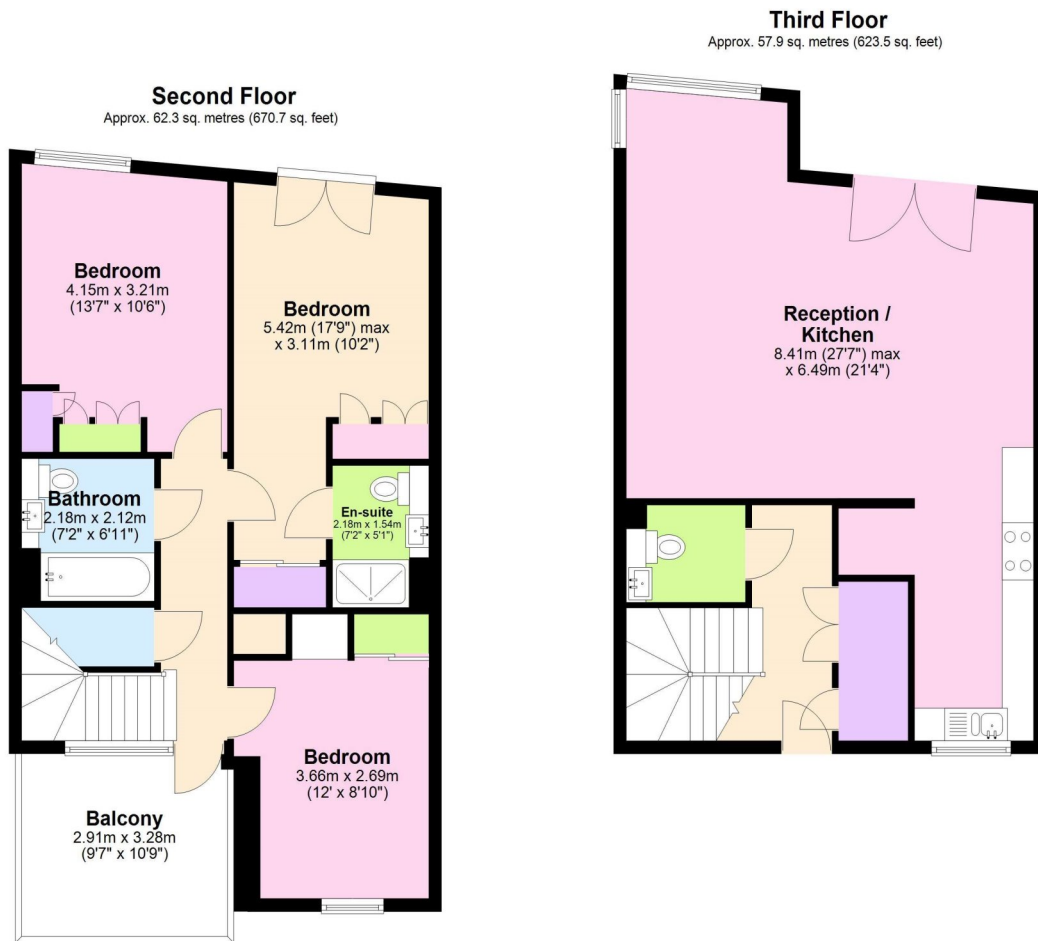
For more information, scan the QR code or visit the link below



<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)

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