



Galvin House, Greenwich, London, SE10

£675,000 *Leasehold*

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.

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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





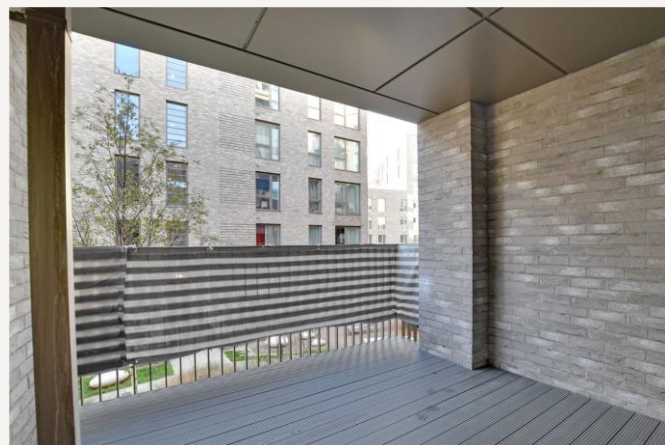
Now under Right to Manage with new agents appointed—projected future service charges set to be lower than currently stated

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.



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



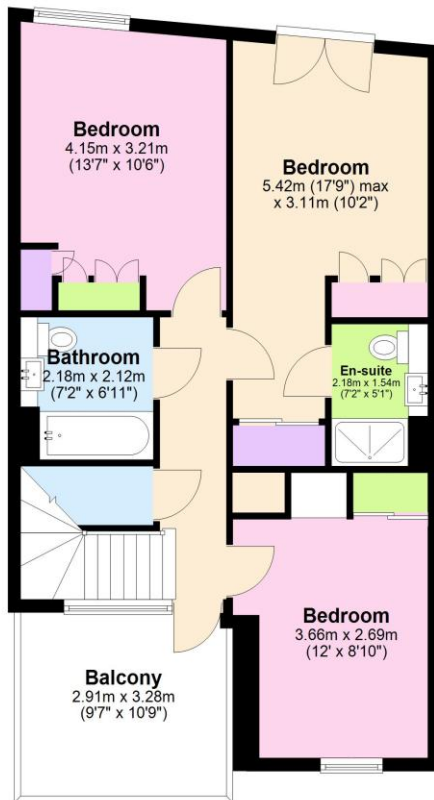
<https://www.winkworth.co.uk/sale/property/GRE250280>

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.



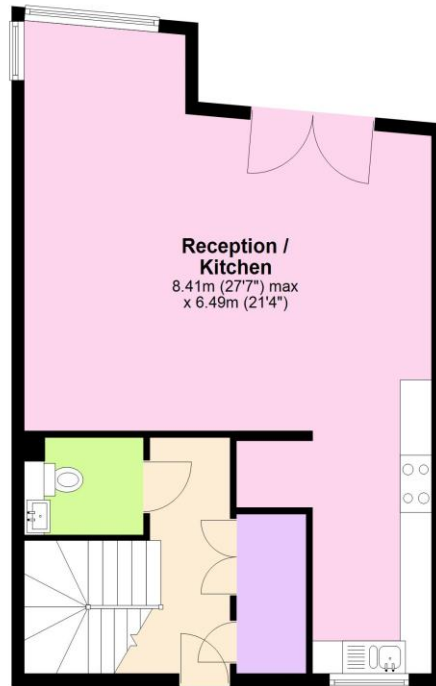
Second Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



Third Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



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