



The Plaza, Greenwich, London, SE10

£425,000 *Leasehold*



A beautifully presented two-bedroom apartment extending to approximately 715 sq ft, positioned on the third floor of a highly sought-after development on the corner of Vanbrugh Hill and Trafalgar Road, ideally located in the heart of historic Greenwich.

KEY FEATURES

- Third-floor, 715 sq ft, two-bedroom apartment
- Corner of Vanbrugh Hill & Trafalgar Road, Greenwich
- Near Maritime Greenwich & Greenwich Park
- Kitchen/diner with private balcony
- Master bedroom with en suite
- Second bedroom with family bathroom
- Underground parking & wood floors



Greenwich
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Set within easy reach of the renowned Maritime Greenwich, this superb home is moments from the open spaces of Greenwich Park and close to the iconic Royal Observatory Greenwich, the fascinating National Maritime Museum and the world-famous Cutty Sark. The location perfectly combines heritage, green space and vibrant riverside living.

Excellent transport links are within walking distance, including mainline rail services from Greenwich Station, the DLR and regular Thames riverboat services, providing swift and convenient access to central London and beyond.

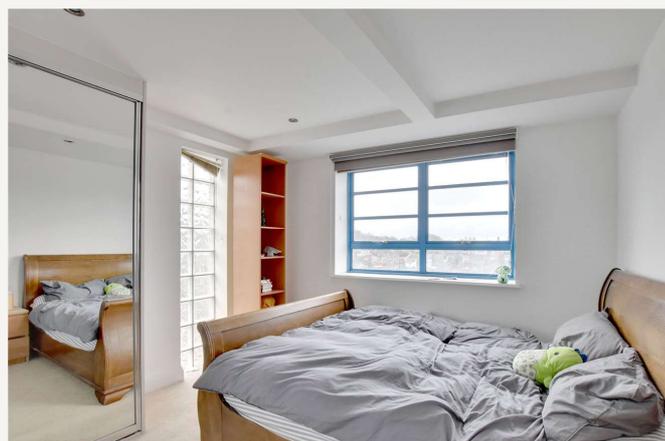
The apartment offers a superb blend of modern living and everyday convenience. The accommodation comprises a spacious kitchen/diner with direct access to a private balcony, ideal for relaxing or entertaining while enjoying the surrounding views. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish ensuite shower room, while the second bedroom is served by a well-appointed family bathroom.

Further benefits include secure underground parking, double glazing, wood flooring throughout, exclusive access to a private residents-only gym, and access to a large communal roof terrace offering panoramic views across London's skyline.

An exceptional opportunity to enjoy contemporary living in one of London's most desirable and historic settings.

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MATERIAL INFORMATION

Tenure: Leasehold

Term: 99 years

Service Charge: £3635.51 per annum

Ground Rent: £ 400 Annually (subject to increase)

Council Tax Band: E

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

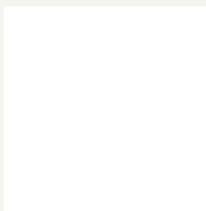


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(38-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	74	85

England, Scotland & Wales EU Directive 2002/91/EC



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

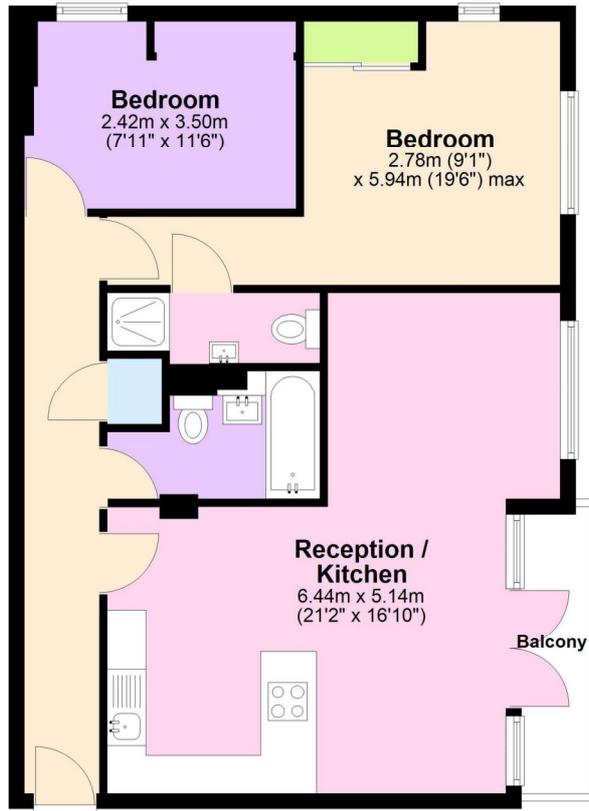


<https://www.winkworth.co.uk/sale/property/GRE250099>

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.

Third Floor

Approx. 66.4 sq. metres (715.0 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 sq. feet)

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