



## Ashburnham Grove, Greenwich, London, SE10

**£325,000** *Leasehold*



A beautifully presented studio apartment set on the lower ground floor of an attractive Victorian house, ideally located in UNESCO West Greenwich within the highly sought-after Ashburnham Triangle, moments from rail and DLR.

### KEY FEATURES

- studio flat
- circa 456 sq ft
- lower ground floor
- private front garden
- rear patio
- West Greenwich location
- Ashburnham Triangle



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The property measures approximately 456 sq ft and benefits from a private rear terrace, along with sole use of the front garden. Presented in good decorative order throughout, the accommodation comprises a 14ft studio room and a charming 14ft kitchen/breakfast room. While the kitchen is well maintained, it offers excellent potential for reconfiguration to suit a new owner's tastes. Double doors from this space open directly onto the private terrace, creating a lovely indoor/outdoor connection. To the rear of the property is an inner lobby leading to a well-appointed bathroom. Further benefits include a large under-stairs storage area and the property is offered chain free.

Occupying a prominent corner position on Egerton Drive and Ashburnham Grove, the flat sits at the heart of the Ashburnham Triangle, one of Greenwich's most desirable residential enclaves. The town centre is within easy reach, offering an excellent selection of shops, cafés and restaurants, along with Greenwich Market, mainline rail services, DLR and the riverboat. Greenwich Royal Park and the Observatory, part of the UNESCO World Heritage Site, are also just a short walk away.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 90 year and 7 months

**Service Charge:** £650 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** B

**EPC rating:** D

**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

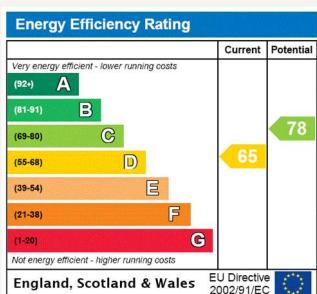
**Does the property have restrictions:** Property does not have restrictions

**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



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



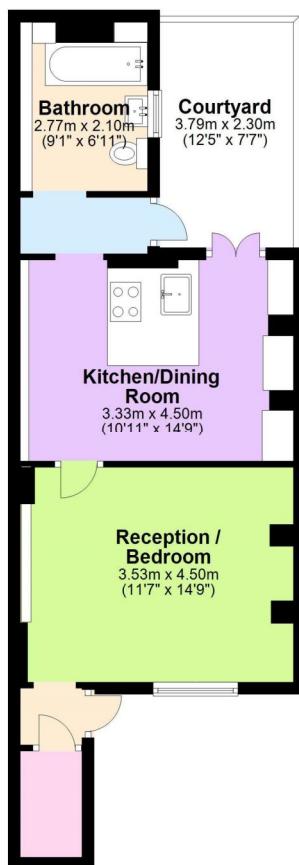
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



### Lower Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 42.4 sq. metres (456.7 sq. feet)

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