



25 Tarves Way, Greenwich, London, SE10

Guide Price £380,000-£400,000 *Leasehold*



A superbly presented two-bedroom, two-bathroom apartment occupying the fifth floor of this popular modern development, ideally located in the heart of West Greenwich. The property benefits from a secure, gated allocated parking space and enjoys an enviable position just moments from Greenwich town centre, with excellent access to mainline rail and DLR connections.

KEY FEATURES

- Fifth-floor two-bedroom apartment
- Secure allocated parking space
- Approximately 663 sq ft
- Bright 21ft dual-aspect reception
- Generous L-shaped private balcony
- Two modern bathrooms
- Attractive views across Greenwich



Greenwich

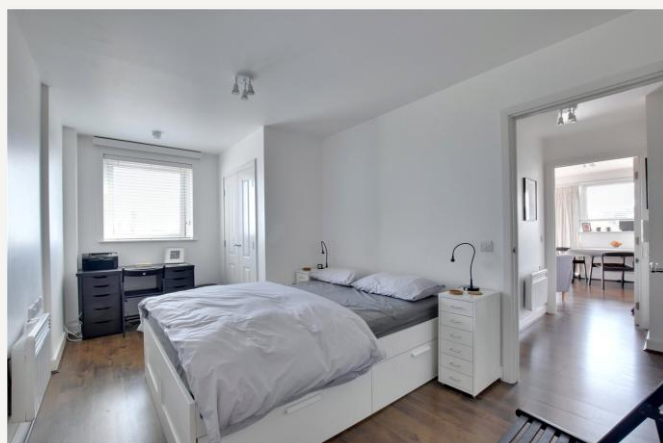
02030533033 | greenwich@winkworth.co.uk



Measuring approximately 663 sq ft, the apartment is presented in excellent decorative order throughout and features a particularly impressive 21ft dual-aspect reception room, flooded with natural light and offering attractive views across Greenwich. The reception room opens directly onto a generous L-shaped private balcony, providing an excellent extension of the living space. The contemporary open-plan kitchen is well equipped with a range of integrated appliances.

The accommodation further comprises two good-sized double bedrooms, with the principal bedroom featuring fitted wardrobes and a stylish en suite shower room. There is also a modern family bathroom and useful built-in storage conveniently positioned off the entrance hall.

The location is truly exceptional, placing you within the heart of UNESCO World Heritage Greenwich and just a short walk from the historic town centre. The area offers an outstanding array of attractions, including the National Maritime Museum, Cutty Sark, Old Royal Naval College and beautiful Greenwich Park, home to the Royal Observatory. A superb choice of independent shops, cafés, bars and restaurants can also be found close by, while excellent transport links provide swift connections to Canary Wharf, the City and central London.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 105 years
Service Charge: £4784 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

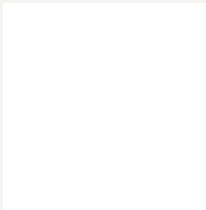
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



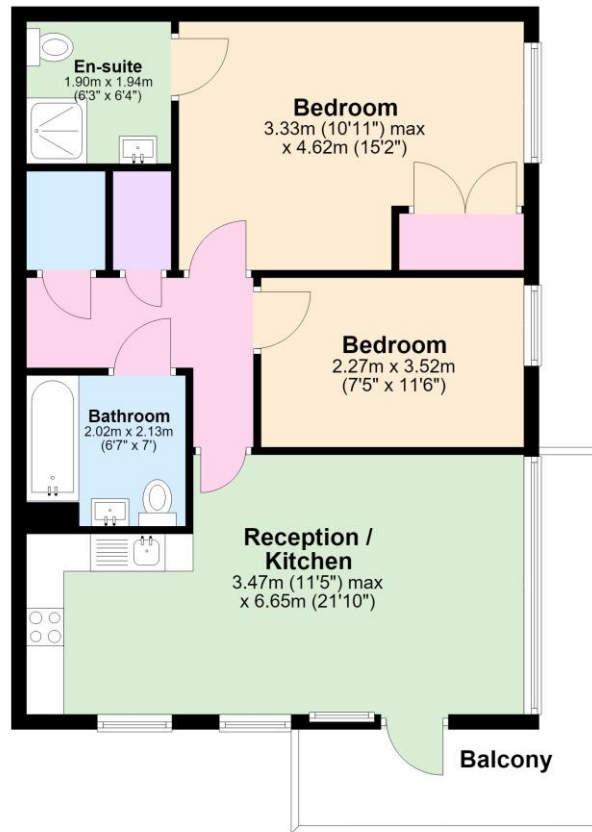
<https://www.winkworth.co.uk/sale/property/GRE260225>

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.



Fifth Floor

Approx. 61.6 sq. metres (663.5 sq. feet)
(excluding Balcony)



Total area: approx. 61.6 sq. metres (663.5 sq. feet)