



**EMPIRE REACH, GREENWICH, LONDON, SE10
OFFERS IN EXCESS OF £365,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM 6TH FLOOR
APARTMENT, THAT IS PART OF THIS HUGELY POPULAR
RIVERSIDE DEVELOPMENT, LOCATED JUST TO THE WEST OF
GREENWICH TOWN CENTRE AND MOMENTS FROM THE RIVER
WALK. MEASURING CIRCA 465 SQ FT AND EWS1 COMPLIANT!**

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DESCRIPTION:

A beautifully presented one bedroom 6th floor apartment, that is part of this hugely popular riverside development, located just to the west of Greenwich town centre and moments from the river walk. Measuring circa 465 sq ft and EWS1 compliant!

In excellent order throughout, the property briefly comprises a lovely 25ft reception room which opens on to a well fitted kitchen area, with fitted white goods. There is a 16ft double bedroom with fitted wardrobes and a well presented family bathroom. Added benefits include good storage, video entry, 24 concierge on site and communal grounds within the development.

New Capital Quay is widely considered one of the very best riverside developments within the local area. There is a large Waitrose and Costa Coffee within the development. As mentioned, the town centre is just a short walk away which offers a superb variety of shops and restaurants, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory.

AT A GLANCE

- stunning apartment
- one bedroom
- circa 465 sq ft
- immaculate condition
- 6th floor (with lift)
- kitchen/living room
- 24 hour concierge
- riverside development
- large Waitrose on site
- adjacent to river walk
- close to town centre





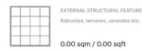
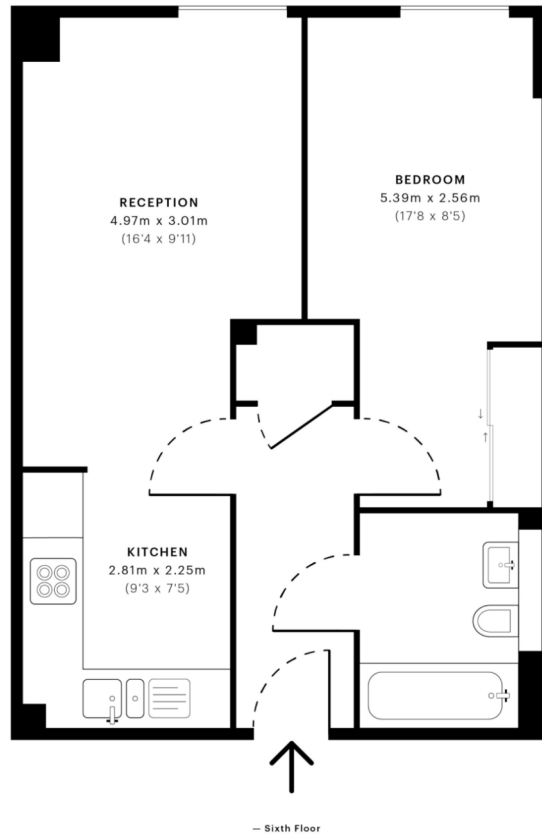
Dowells Street, SE10

CAPTURE DATE 01/11/2022

LASER SCAN POINTS 40,249,633

GROSS INTERNAL AREA

43.24 sqm / 465.43 sqft



Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 36 RESIDENTIAL 43.24 sqm / 465.43 sqft
AREA 36 RESIDENTIAL 41.92 sqm / 451.62 sqft

spec id: 5635fb40865d6600dcfc075c

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Leasehold

Term: 982 year and 7 months

Service Charge: £3436 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: tbc

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.

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