



Claremont Street, Greenwich, London, SE10

£475,000 *Leasehold*



This spacious two-bedroom split-level maisonette is set across the second and third floors of a modern development, quietly tucked away within the UNESCO World Heritage area of West Greenwich. Ideally positioned just a stone's throw from mainline rail and DLR services, the property also enjoys immediate access to Greenwich's vibrant town centre.

KEY FEATURES

- Two-bedroom split-level maisonette
- Second and third floors
- Modern West Greenwich development
- Approx. 837 sq ft
- Chain free
- 15ft reception room
- Two private balconies



Greenwich

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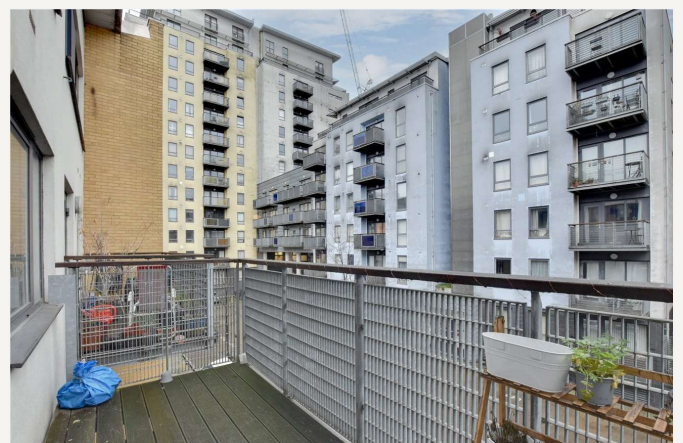
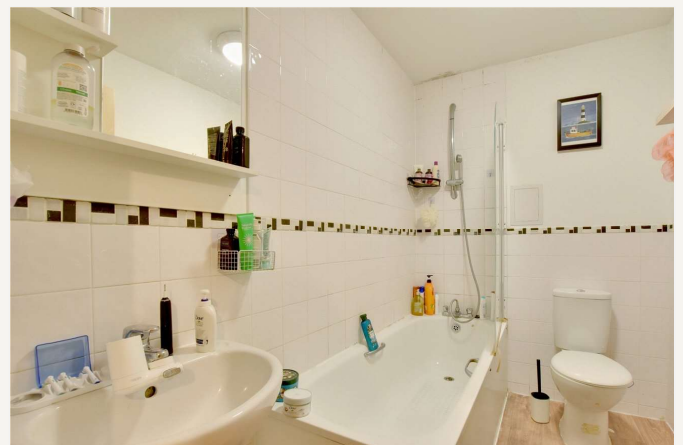
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Measuring an impressive 837 sq ft, the property is offered to the market chain-free, in good condition throughout, and benefits from a reserved parking space. The accommodation comprises a generous entrance hallway leading to a well-fitted kitchen and a bright 15ft reception room, which opens directly onto a full-width private balcony ideal for entertaining or relaxing. A separate WC completes this level.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom, along with a second full-width balcony serving the upper floor.

The location is a standout feature, with Greenwich mainline station, DLR, and riverboat services all moments away. Greenwich Market, an excellent selection of shops, cafés and restaurants, and the Royal Park with its world-famous Observatory are all within easy reach, making this an exceptional home for both commuters and lifestyle seekers alike.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 106 year and 0 months
Service Charge: £2928 per annum
Ground Rent: tbc
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

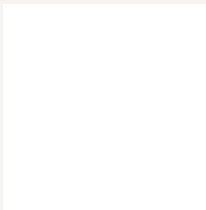
Utilities:
Electricity supply: mains
Sewerage supply: mains
Water supply: mains
Mobile signal: good

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: NA
Does the property have flood defences: Property does not have flood defences
Is object modified: False

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

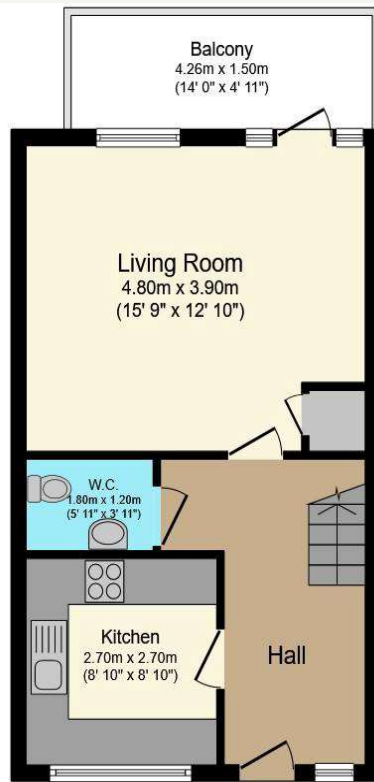
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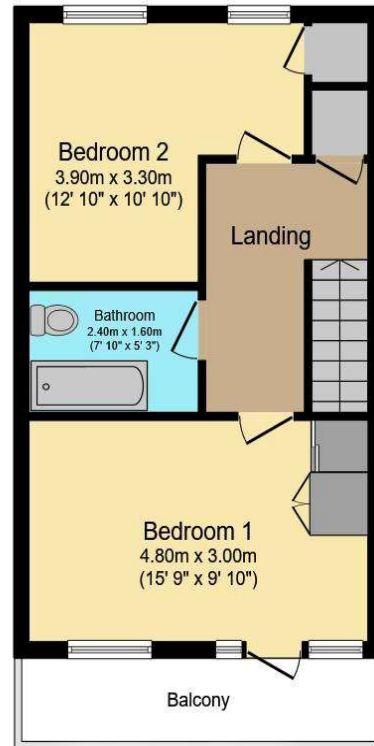
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Second Floor



Third Floor

Total floor area 77.8 sq.m. (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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