



14 HAWTHORNE CRESCENT, GREENWICH, LONDON, SE10
£420,000 LEASEHOLD

WE ARE DELIGHTED TO OFFER THIS EXCEPTIONAL ONE BEDROOM 3RD FLOOR APARTMENT, THAT MEASURES CIRCA 498 SQUARE FOOT, AND IS PART OF THE NEWEST PHASE OF THE GREENWICH SQUARE DEVELOPMENT! EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

We are delighted to offer this exceptional one bedroom 3rd floor apartment, that measures circa 498 square foot, and is part of the newest phase of the Greenwich Square development! EWS1 COMPLIANT!

In superb order the property comprises a bright 19ft living room, that leads on to a large west facing balcony, that overlooks the beautiful landscaped communal gardens. The kitchen is open plan and particularly well equipped with all the usual white goods one would expect. There is a good sized double bedroom which has fitted wardrobes and a lovely bathroom. Along with extra storage, added benefits include a utility cupboard off the hallway, underfloor heating, double glazing and a long lease.

Greenwich Square is an immensely popular development located in East Greenwich, on the corner of Hawthorne Crescent and Vanbrugh Hill. The development benefits from the Greenwich leisure facilities and Library, which are based on site, along with other shops and restaurants (membership is not included). The Royal Park and town centre are close by, including mainline rail and DLR.

AT A GLANCE

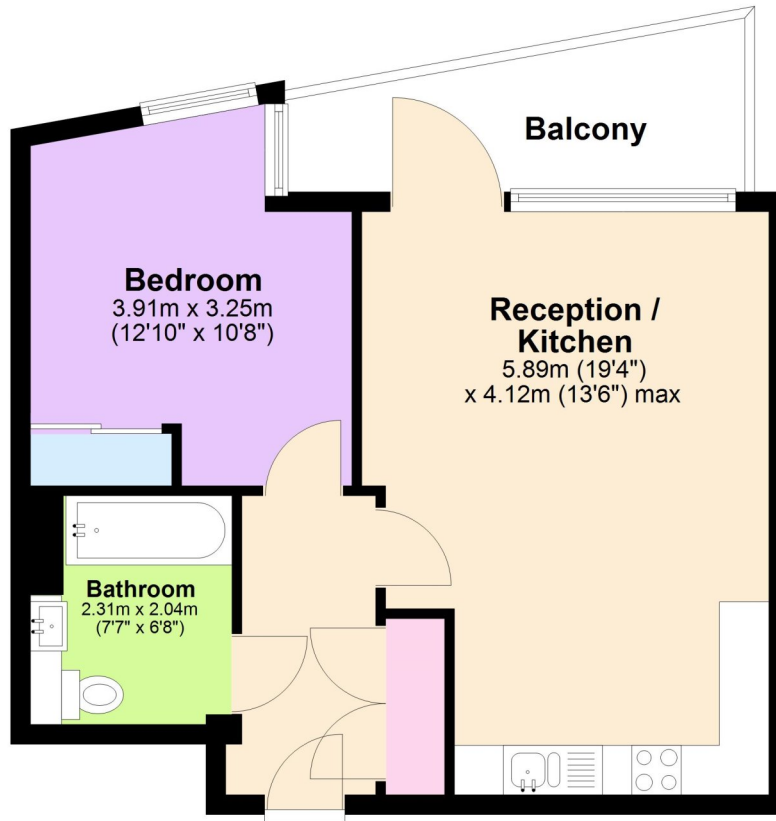
- stunning apartment
- one bedroom
- 3rd floor with lift
- circa 481 sq ft
- excellent condition
- lovely communal grounds
- long lease
- EWS1 compliant
- East Greenwich location
- Close to rail and DLR





Third Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 44.7 sq. metres (481.1 sq. feet)

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 987 years

Service Charge: £2218 per annum

Council Tax Band: C

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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