



SHAMROCK HOUSE, GREENWICH, LONDON, SE10  
**£420,000 LEASEHOLD**

**A SUPERB ONE BEDROOM MODERN FLAT THAT MEASURES CIRCA 578 SQ FT THAT IS PART OF THE RECENTLY BUILT DEVELOPMENT ON BARDSLEY LANE, KNOWN AS THE GRAMERCY, WITHIN THE HEART OF WEST GREENWICH!**

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## DESCRIPTION:

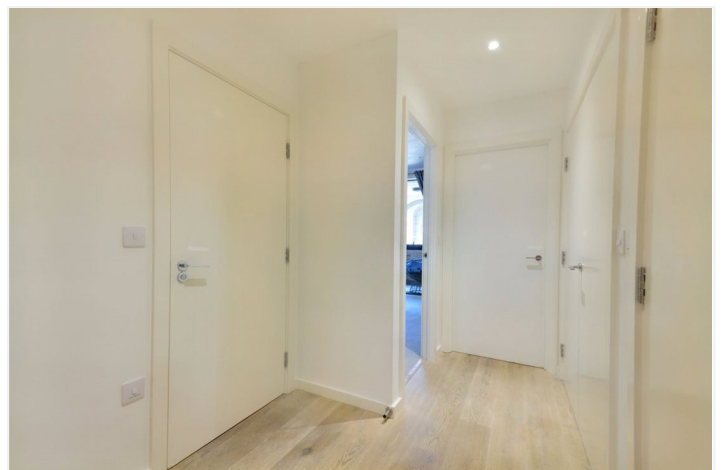
A superb one bedroom modern flat that measures circa 578 sq ft that is part of the recently built development on Bardsley Lane, known as The Gramercy, within the heart of West Greenwich!

In excellent order throughout the property comprises a good sized 27ft kitchen living room that opens on to a lovely covered balcony. There is a large double bedroom that also features a good sized fitted wardrobe. There is a modern bathroom and ample storage off the entrance hallway, including a large utility cupboard. Added benefits include video entry and double glazing.

Bardsley Lane is perfectly located just moments from Greenwich town centre, which offers a wide selection of shops and restaurants, along with mainline rail, riverboat service and DLR. St Alfege Park is just a minute away, as is the Royal Park with Observatory. There is also a large Waitrose within a stones throw. Your earliest viewing is recommended.

## AT A GLANCE

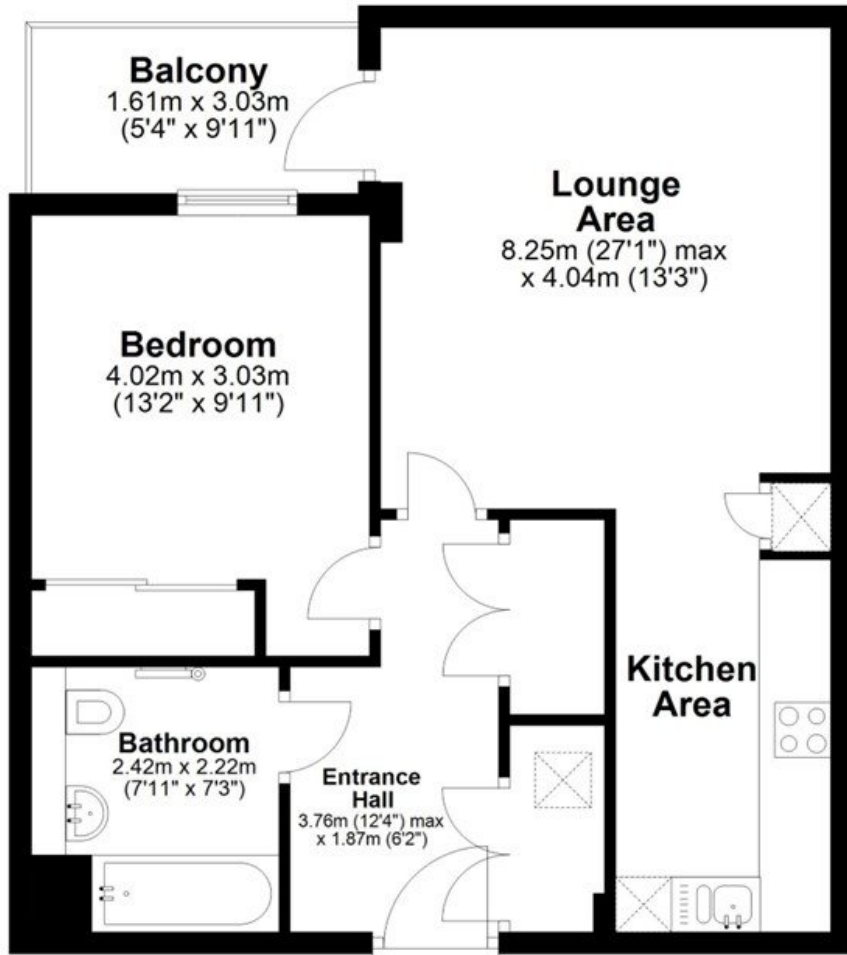
- one bedroom apartment
- first floor (with lift)
- circa 578 sq ft
- covered balcony
- 27ft kitchen diner
- ample storage
- excellent condition
- The Gramercy development
- central Greenwich location
- moments from rail, DLR and shops!





# First Floor Flat

## Total Approx. Area 53.8 sq metres (578.7 sq feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Remalls or any representative of Oliver Remalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Remalls Date Prepared - June 2022

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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