



**KESTREL HOUSE, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £325,000 - £350,000 LEASEHOLD**

**A LOVELY MODERN ONE BEDROOM APARTMENT THAT IS FOUND ON THE 4TH FLOOR OF THIS POPULAR MODERN BLOCK IN GREENWICH, MEASURING CIRCA 512 SQ FT AND FEATURING A LARGE BALCONY WITH FABULOUS AND FAR REACHING VIEWS!**

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## DESCRIPTION:

A lovely modern one bedroom apartment that is found on the 4th floor of this popular modern block in Greenwich, measuring circa 512 sq. ft. and featuring a large balcony with fabulous and far reaching views!

Presented in good order throughout, the property briefly comprises a lovely and bright 16ft reception room which leads onto a well fitted kitchen area, with plenty of storage. The reception also leads onto a lovely west facing balcony which has great views into London. There is a large double bedroom and a really good sized utility cupboard which is just off the entrance hallway. Added benefits include a concierge on site.

Central Park is a large and extremely popular development that lies on the cusp of not only Greenwich and Blackheath, but also Lewisham and Deptford. This means it is perfectly placed for quick access to all four town centres, offering a fantastic array of shops and restaurants. Lewisham mainline rail, with DLR, is close by giving quick access into central London and Canary Wharf.

## AT A GLANCE

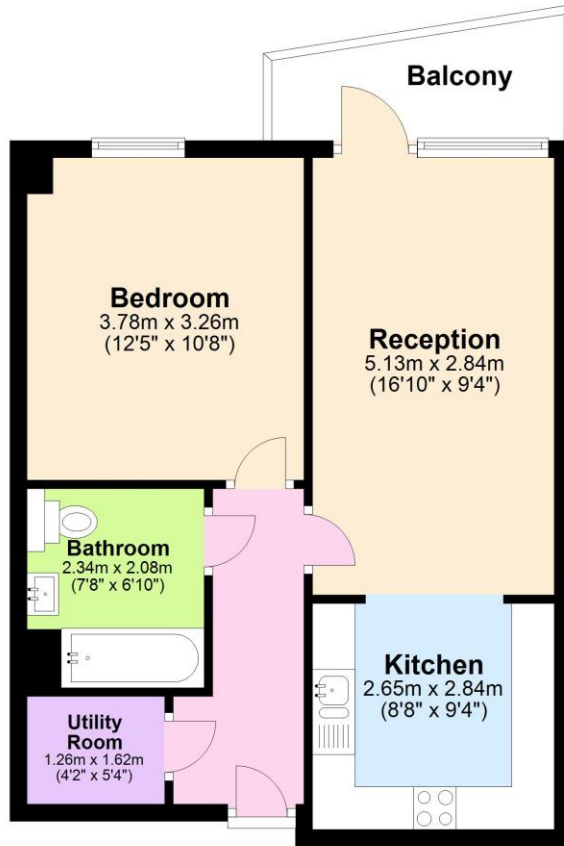
- one bedroom apartment
- 4th floor (with lift)
- excellent condition
- circa 512 sq. ft
- private balcony
- far reaching views
- large utility cupboard
- double bedroom
- family bathroom
- concierge





## Fourth Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 47.9 sq. metres (515.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(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	

**Tenure:** Leasehold

**Term:** 113 year and 9 months

**Service Charge:** £3000 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** B

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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