



**CONDUIT HOUSE, GREENWICH, LONDON, SE10**  
**£700,000 LEASEHOLD**

**A STUNNING THREE BEDROOM GROUND FLOOR FLAT THAT IS PART OF THIS HUGELY POPULAR BLOCK ON HYDE VALE IN WEST GREENWICH, WHICH HAS BEEN LOVINGLY REFURBISHED BY THE CURRENT VENDOR AND PERFECTLY POSITIONED ADJACENT TO THE OPEN HEATH! MEASURING CIRCA 992 SQ FT!**

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## DESCRIPTION:

A stunning three bedroom ground floor flat that is part of this hugely popular block on Hyde Vale in West Greenwich, which has been lovingly refurbished by the current vendor and perfectly positioned adjacent to the open heath! Measuring circa 992 sq ft!

In beautiful order throughout the property briefly comprises a bright 16ft reception room and a newly fitted galley style kitchen. Along with a lovely shower room, there are three large double bedrooms, with the master room featuring a roll top free standing bath within the bay window and a separate sink unit. This room has very pretty views to the rear. The block has communal grounds that open onto a delightful woodland garden which is completely secluded. The property also features a single garage. As mentioned, the property has been fully refurbished. Along with a new kitchen and bathroom, the property has been fitted with new windows throughout! It's also worth mentioning that the residents have a right to manage, which is great news, in that it keeps the service charge on the lower side.

Hyde Vale is widely considered one of the very best roads in Greenwich, and indeed the south east of London. It's not just moments to Greenwich town centre, but also its just a short walk across the heath into Blackheath Village. This means the property has access to a huge array of shops and restaurants, but also mainline rail, DLR and riverboat service! The Royal Park, with its Observatory is literally a few minutes away. The property is being offered with no chain!







## Ground Floor

Approx. 92.2 sq. metres (992.3 sq. feet)



Total area: approx. 92.2 sq. metres (992.3 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-58) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 102 year

**Service Charge:** £2400 per annum

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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