



**BARGE WALK, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £500,000-£525,000 LEASEHOLD**

**AN ABSOLUTELY STUNNING TWO BEDROOM FIRST FLOOR MAISONETTE WHICH MEASURES AN IMPRESSIVE 826 SQ FT AND IS PERFECTLY LOCATED ON THE NORTH GREENWICH PENINSULA, MOMENTS FROM THE RIVER WALK, JUBILEE LINE AND THE O2 ARENA! EWS1 COMPLIANT.**

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## DESCRIPTION:

Guide Price £500,000-£525,000. An absolutely stunning two bedroom first floor maisonette which measures an impressive 826 sq ft and is perfectly located on the North Greenwich Peninsula, moments from the river walk, Jubilee Line and the O2 arena! EWS1 compliant.

In beautiful condition throughout, the property briefly comprises a lovely 22ft reception room, which has a well fitted open plan kitchen, featuring all the usual white goods one would expect. There are two really good sized double bedrooms, family bathroom and a large storage space off the entrance hallway!

There is a centralised concierge nearby in The Aperture Building, as well as Co Op convenience store within a hundred metres or so. The Greenwich Peninsula is the site of Europe's largest regeneration project, with a 25 year masterplan to deliver high quality housing on the 150 acre site, with 17,000 new homes. The centrepiece of the Greenwich Peninsula has become the O2 Centre, a world class indoor arena for music & sporting events, surrounded by a wide variety of restaurants, shops, & pubs. The property is also close to the Jubilee Line extension, riverboat service and cable car. The town centre is also just a short drive or bus journey away, which offers a fantastic array of shops and restaurants, plus of course the fabulous Royal Park!

## AT A GLANCE

- stunning apartment
- two bedroom
- first floor maisonette
- c826 st ft
- beautiful condition
- great storage
- large covered balcony
- moments from river walk
- North Greenwich Peninsula
- close to O2 arena and underground

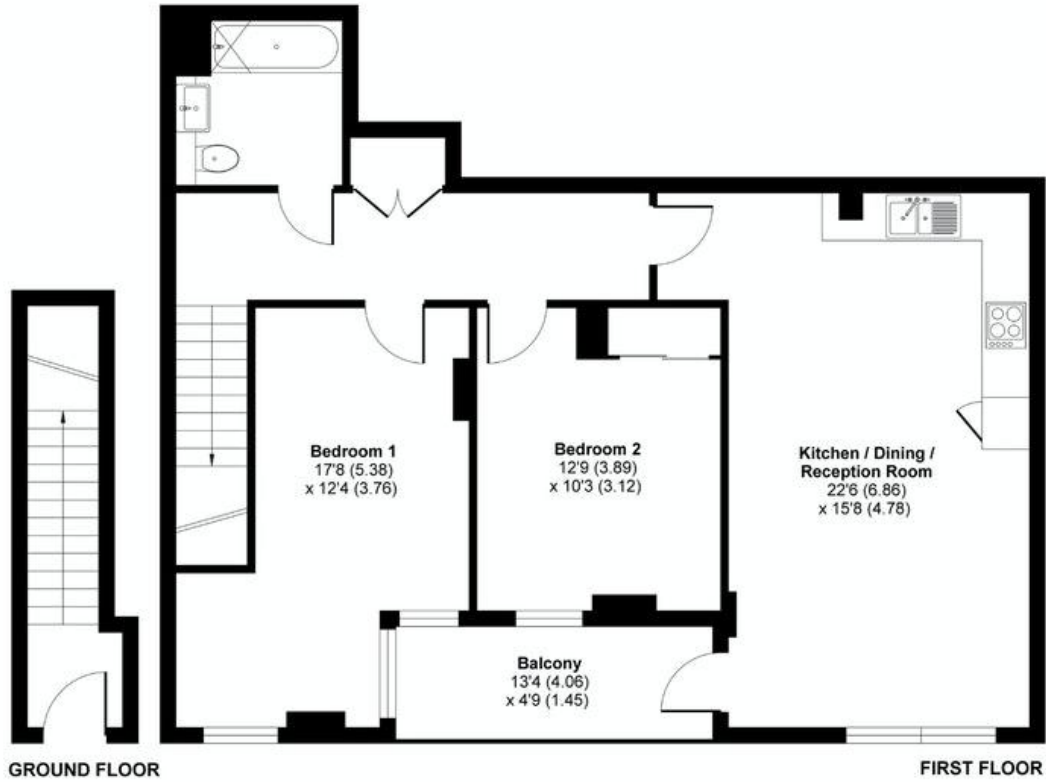




# Barge Walk, London

Approximate Area = 854 sq ft / 79 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for L&Q Group. REF: 702078

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)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 116 year

**Service Charge:** £3761 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**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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