



**SHAMROCK HOUSE, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £650,000-£675,000 LEASEHOLD**

**A STUNNING AND BRIGHT, TWO BEDROOM APARTMENT THAT MEASURES CIRCA 1095 SQUARE FOOT, THAT FEATURES A SOUTH FACING PRIVATE TERRACE AND IS PERFECTLY LOCATED IN THE HEART OF WEST GREENWICH, JUST MOMENT FROM THE RIVER!**

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## DESCRIPTION:

Guide Price £650,000-£675,000. A stunning and bright, two bedroom apartment that measures circa 1095 square foot, that features a south facing private terrace and is perfectly located in the heart of West Greenwich, just moment from the river!

In perfect condition, the flat is found on the first floor of this recently built block known as The Gramercy. The property comprises a wonderful 21ft, double aspect, kitchen diner which leads on to the aforementioned terrace. There are two double bedrooms, a family bathroom and an ensuite shower room. Along with excellent storage there is a long entrance hallway and underfloor heating. The development was built in 2016 and it also comes with secure bike storage. Low ground rent and service charges help make this a great rental property. EPC rating B. Chain free!

As mentioned the property is situated just moments from the town centre and sits adjacent to St Alfege's Park. Greenwich offers a wonderful array of shops and restaurant, along with the Royal Park with Observatory, the Naval Museum and riverboat service. There is also a large Waitrose just a few minutes away.

## AT A GLANCE

- huge two bedroom apartment
- circa 1095 sq ft
- first floor with lift
- 14ft private terrace
- large communal roof terrace
- two bathrooms
- secure bike storage
- excellent storage
- bright 21ft kitchen living room
- heart of West Greenwich







## First Floor

Approx. 101.8 sq. metres (1095.3 sq. feet)



Total area: approx. 101.8 sq. metres (1095.3 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) <b>A</b>		87	87
(81-91) <b>B</b>			
(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	

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