



ROAN COURT, GREENWICH, LONDON, SE10  
**£650,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM CONVERSION FLAT, THAT IS PART OF THIS WONDERFUL GRADE II LISTED BUILDING, NESTLED WITHIN THE ASHBURNHAM TRIANGLE IN WEST GREENWICH. MEASURING AN IMPRESSIVE 847 SQ FT AND FEATURING SECURE OFF STREET PARKING!**

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## DESCRIPTION:

A beautifully presented two bedroom conversion flat that is part of this wonderful Grade II listed building, nestled within the Ashburnham Triangle in West Greenwich. Measuring an impressive 847 sq ft and featuring secure off street parking!

In excellent condition throughout and quietly positioned at the rear of the building, the accommodation comprises of two large double bedrooms with fitted wardrobes and views over the communal grounds. There is a particularly well fitted 15ft kitchen breakfast room and a bright 19ft reception. As mentioned, there is gated parking to the rear of the block along with well-kept communal grounds. It's also worth noting there is a share of freehold, along with no chain!

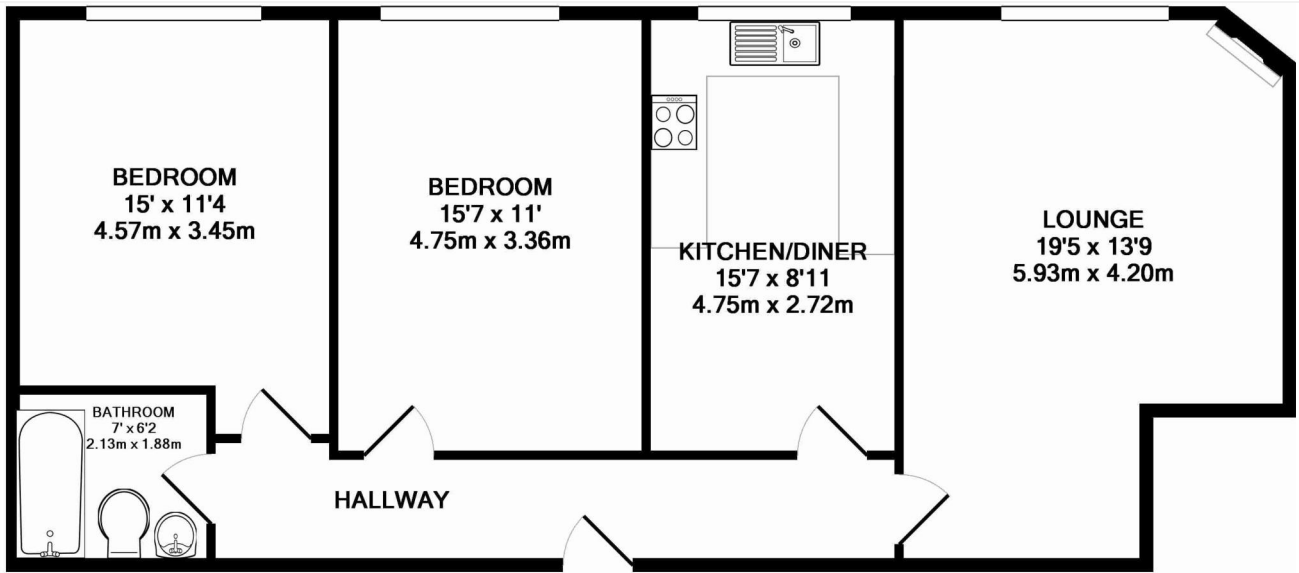
Roan Court is a supremely popular building which forms part of what was a converted school, just off Devonshire Drive in the heart of Greenwich. It really is perfectly located for quick access to the town centre, which offers a wide variety of amenities including mainline rail, DLR and riverboat service. The Royal Park, and indeed the open heath are also close by.

## AT A GLANCE

- two bedroom apartment
- circa 847 sq ft
- Grade II listed building
- gated parking
- lovely condition
- share of freehold
- communal grounds
- 15ft kitchen breakfast room
- no chain
- Ashburnham Triangle
- West Greenwich location







TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80
EU Directive 2002/91/EC			

**Tenure:** Share of Freehold

**Term:** 96 years

**Service Charge:** £3285 per annum

**Ground Rent:** N/A

**Council Tax Band:** TBC

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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