



**BARGE WALK, GREENWICH, LONDON, SE10**  
**£380,000 LEASEHOLD**

**A SUPER ONE BEDROOM 8TH FLOOR APARTMENT, THAT MEASURES CIRCA 5032 SQ FT AND FEATURE A LOVELY PRIVATE BALCONY AND WELL-KEPT COMMUNAL ROOFTOP GROUNDS. PERFECTLY LOCATED JUST ADJACENT TO THE RIVER, MOMENTS FROM THE O2.**

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## DESCRIPTION:

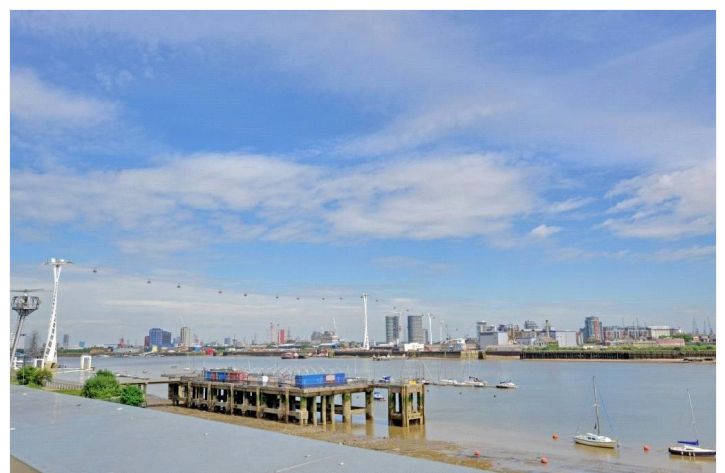
A super one bedroom 8th floor apartment, that measures circa 5032 sq ft and feature a lovely private balcony and well-kept communal rooftop grounds. Perfectly located just adjacent to the river, moments from the O2.

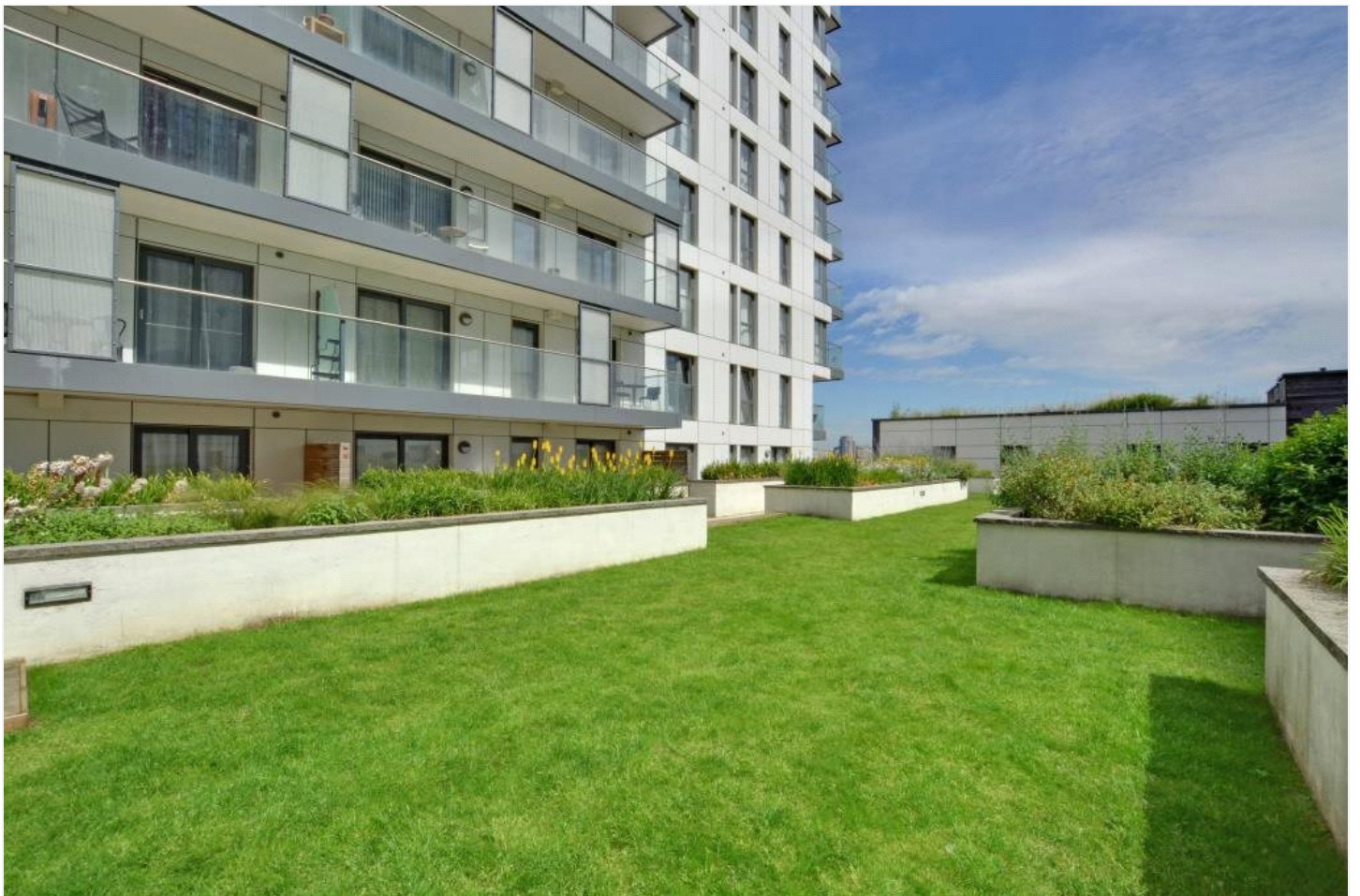
In excellent condition the property comprises a 21ft reception room, with a modern open plan kitchen and fitted white goods. The reception, in turn, leads onto a lovely 9ft balcony. There is a good sized double bedroom with fitted wardrobes and a superb family bathroom. Added benefits include storage and a concierge service on site. As mentioned the property really benefits from the communal gardens which have great river views.

Barge Walk is perfectly located on the North Greenwich Peninsula and sits adjacent to the river walk. The O2 arena, with all its amenities, is only a short walk away as is the Jubilee Line extension and cable car service. The property is offered with no chain!

## AT A GLANCE

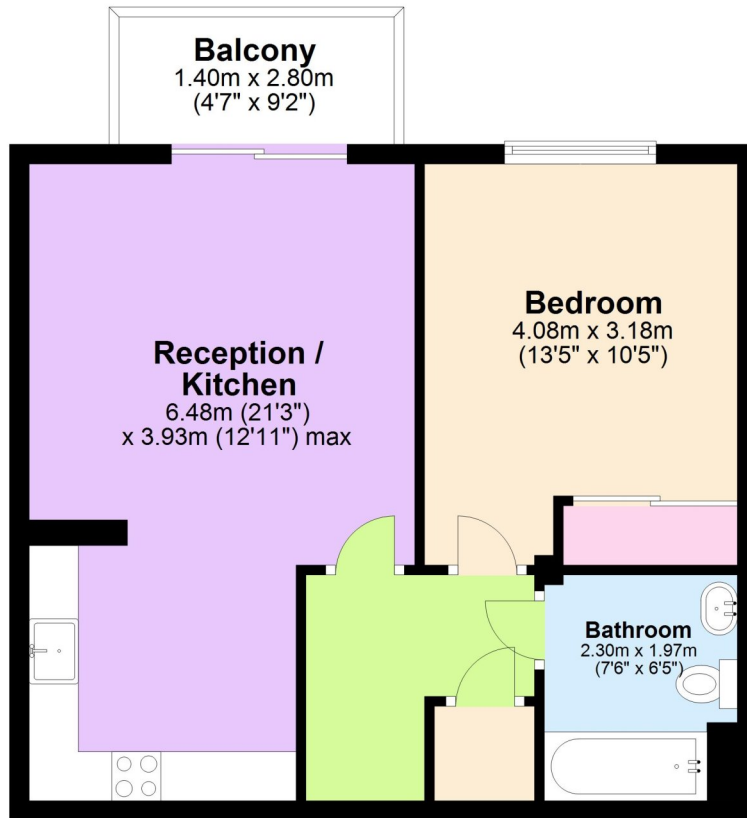
- one bedroom apartment
- 8th floor (with lift)
- excellent condition
- circa 502 sq ft
- 21ft kitchen diner
- concierge on site
- communal roof terrace
- private balcony
- river fronting development
- close to O2 and underground





## 8th Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 46.7 sq. metres (502.7 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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	EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** tbc

**Service Charge:** £3700 per annum

**Ground Rent:** £ 200 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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