



KILBY COURT, GREENWICH, LONDON, SE10
£470,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM 2ND FLOOR APARTMENT THAT MEASURES C740 SQ FT AND FEATURES A SUPERB AND LARGE L-SHAPED BALCONY. THE BLOCK IS EWS1 COMPLIANT AND IS WELL LOCATED JUST MOMENTS FROM THE RIVER AND O2 ARENA!

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DESCRIPTION:

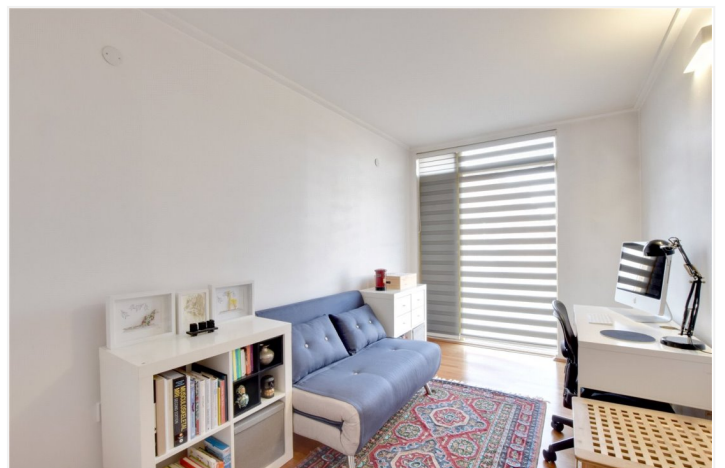
A beautifully presented two bedroom 2nd floor apartment that measures c740 sq ft and features a superb and large L-shaped balcony. The block is EWS1 compliant and is well located just moments from the river and O2 arena!

In excellent order throughout the property briefly comprises a bright 21ft reception room, with a well fitted open plan kitchen and then doors opening on to the balcony. There are two double bedrooms and a lovely family bathroom. along with a good sized entrance hallway there is also ample storage. Added benefits include a communal heating system and a concierge on site.

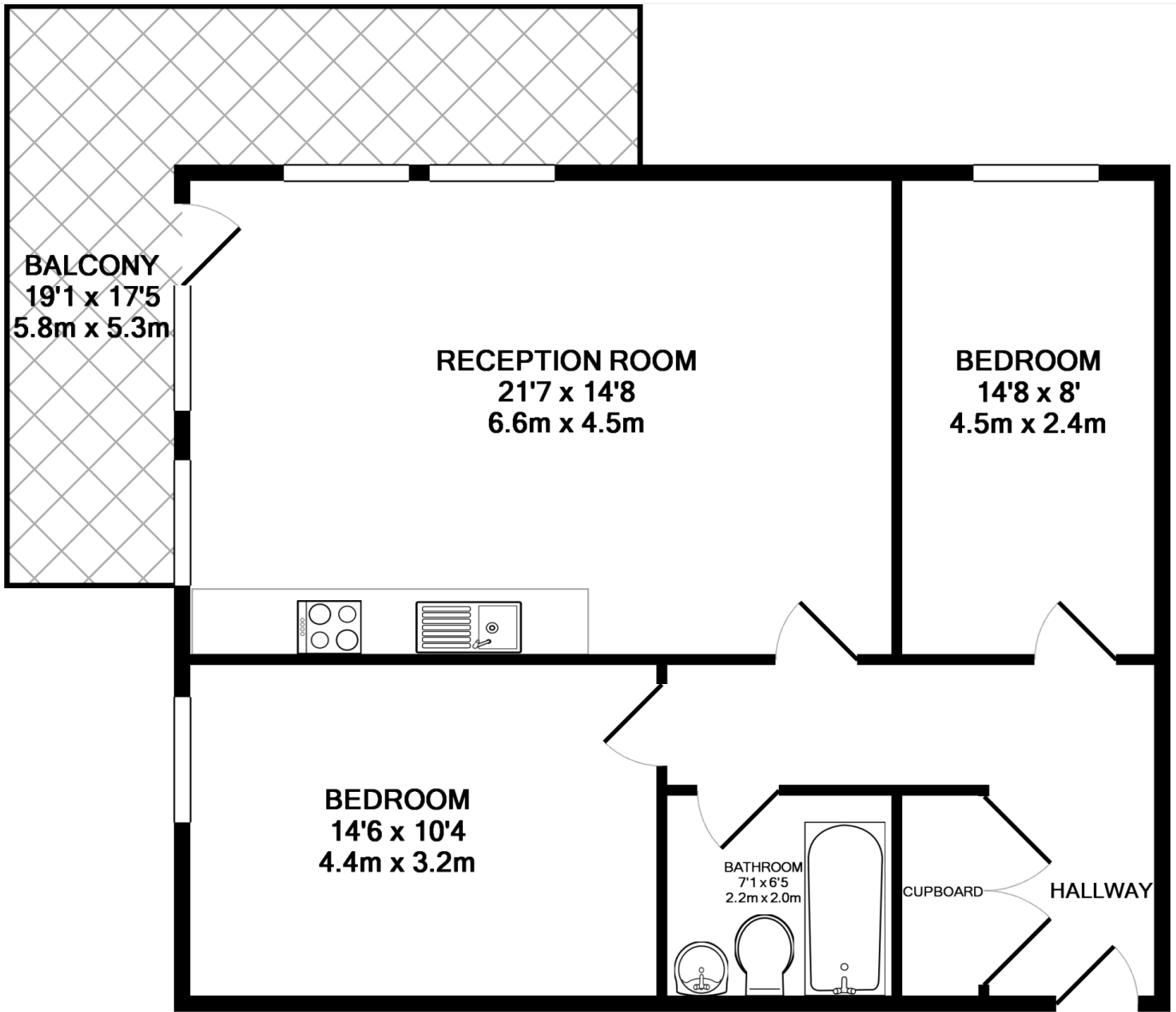
Greenwich millennium village is an immensely popular development that sits just at the foot of the North Greenwich peninsula. This means it is ideally located to local shops on the nearby retail park, but is also just moments from Southern park and the picturesque ecology park. The O2 arena is also close by, along with the jubilee line extension and cable car service.

AT A GLANCE

- beautiful apartment
- 2nd floor
- circa 740 sq. ft
- 21ft kitchen diner
- large L shape balcony
- EWS1 compliant
- Greenwich Millennium Village
- North Greenwich Peninsula
- close to river and O2







TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.7 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)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 973 year and 7 months

Service Charge: £3200 per annum

Ground Rent: £ 250 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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