



GREENWICH HIGH ROAD, GREENWICH, LONDON, SE10  
**£385,000 LEASEHOLD**

**PERFECTLY LOCATED IN WEST GREENWICH IS THIS DELIGHTFUL TWO BEDROOM GROUND FLOOR FLAT, WHICH MEASURES CIRCA 654 SQ FT AND IS JUST A FEW MOMENTS AWAY FROM MAINLINE RAIL AND DLR. NO CHAIN!**

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## DESCRIPTION:

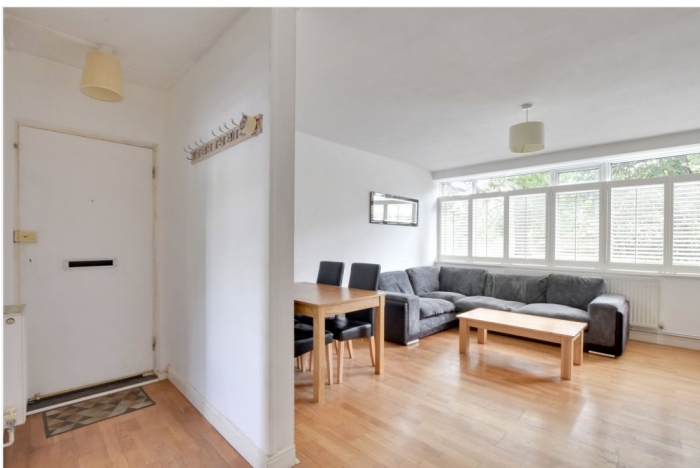
Perfectly located in West Greenwich is this delightful two bedroom ground floor flat, which measures circa 654 sq ft and is just a few moments away from mainline rail and DLR. No Chain!

It's worth mentioning that the property is certainly in good order throughout, but in our opinion would also benefit from an update. The accommodation comprises a bright 17ft reception room, with a feature fireplace and bespoke shutters. There are two good sized double bedrooms and a modern kitchen and bathroom. To the rear is a small balcony that overlooks the well-kept communal grounds. Benefits include double glazing and gas central heating.

As mentioned, the position of the flat is near perfect and just on the edge of the immensely popular Ashburnham Triangle. Not only is it seconds away from rail and DLR, the town centre is just minutes away, offering a fantastic selection of shops and restaurants, along with riverboat service, Greenwich Market and of course The Royal Park.

## AT A GLANCE

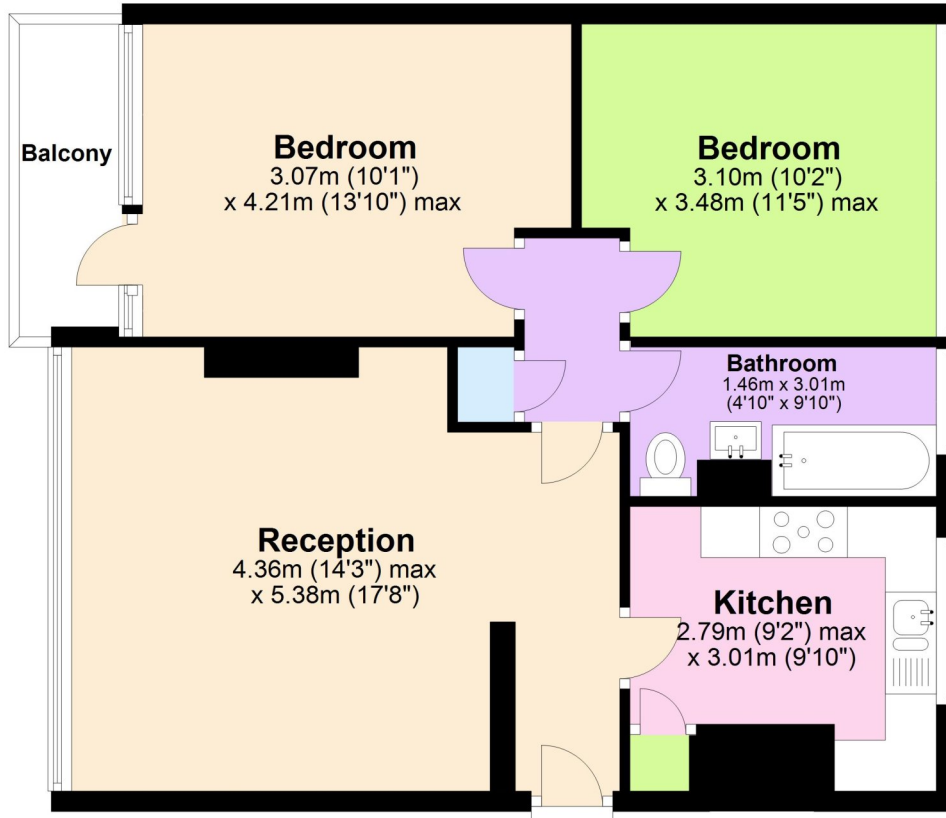
- two bedroom flat
- ground floor
- good condition
- lovely 17ft reception
- modern kitchen and bathroom
- communal grounds
- West Greenwich location
- Ashburnham Triangle
- moments from rail and DLR
- close to town ctr





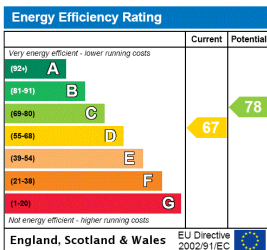
## Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



Total area: approx. 60.8 sq. metres (654.8 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.



**Tenure:** Leasehold

**Term:** 99 year

**Service Charge:** £1600 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**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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