



**GREENFELL MANSIONS, LONDON, SE8**  
**GUIDE PRICE £750,000 - £775,000 LEASEHOLD**

**WE ARE DELIGHTED TO OFFER THIS SUPERB  
THREE BEDROOM MODERN APARTMENT  
THAT FEATURES OUTSTANDING RIVER  
VIEWS, FEATURES SECURE PARKING AND  
MEASURES CIRCA 1122 SQ FT!**

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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### DESCRIPTION:

We are delighted to offer this superb three bedroom, modern apartment that features outstanding river views, features secure parking and measures circa 1122 sq ft!

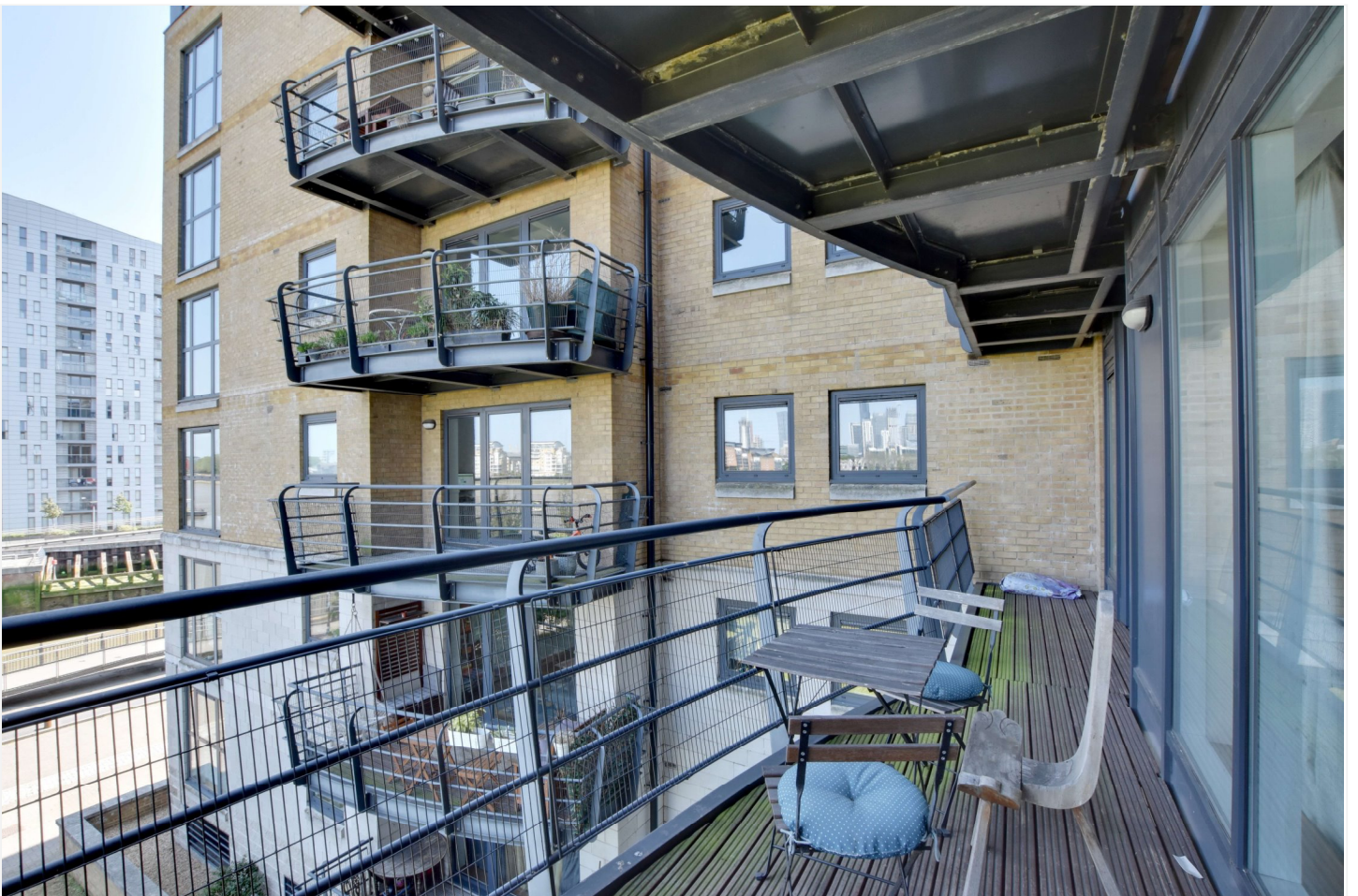
In excellent order throughout, and found on the 2nd floor, the property briefly comprises a bright 25ft kitchen living room, that leads onto a lovely 26ft private balcony which overlooks the river and entrance to the Creek. There are three double bedrooms, two bathrooms and a separate WC. There is also a large inner lobby area that could easily be used as study space. Added benefits include secure underground parking, well-kept communal grounds and a porters lodge on site.

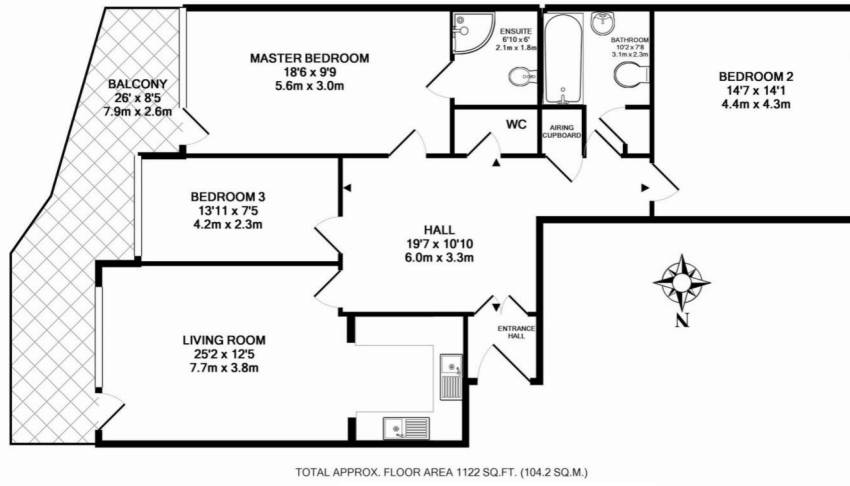
Millennium Quay is an immensely popular riverside development located just west of Greenwich town centre, and adjacent to the river walk and foot bridge. There is a large Waitrose just moments away, along with a wide variety of shops and restaurants, plus mainline rail, riverboat service and DLR.

### AT A GLANCE

- large three bedroom apartment
- 2nd floor (with lift)
- circa 1122 sq ft
- stunning river views
- beautiful 26ft balcony
- 25ft kitchen diner
- two bathrooms
- large entrance hallway
- communal gardens
- porters lodge

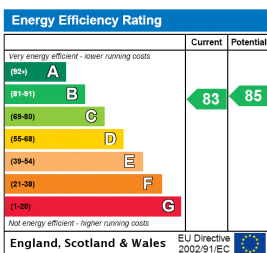






TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

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:** 165 year and 4 months

**Service Charge:** £3377.23 per annum

**Ground Rent:** £ 225 Annually (subject to increase)

**Council Tax Band:** E

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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