

ADMIRALS TOWER, GREENWICH, LONDON, SE10
£825,000 LEASEHOLD

AN ABSOLUTELY STUNNING THREE BEDROOM, 7TH FLOOR, APARTMENT THAT FEATURES WONDERFUL RIVER VIEWS AND MEASURES CIRCA 873 SQUARE FOOT. THE PROPERTY ALSO FEATURE SECURE UNDERGROUND PARKING! EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

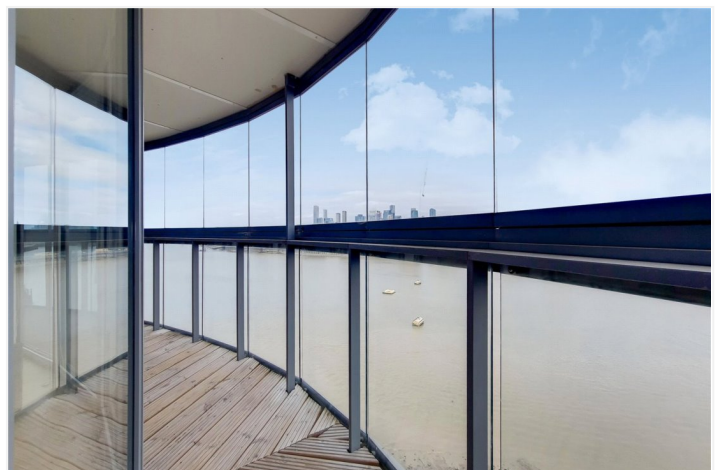
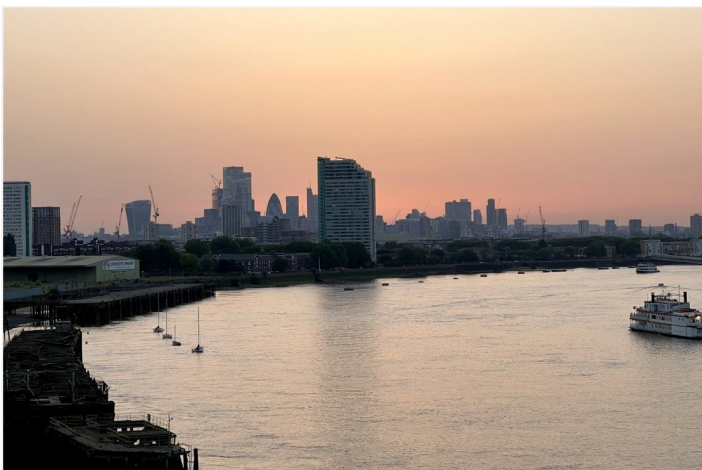
An absolutely stunning three bedroom, 7th floor, apartment that features wonderful river views and measures circa 873 square foot. The property also feature secure underground parking! EWS1 compliant!

The property is in wonderful order throughout and briefly comprises a 23ft kitchen/living room that in turn has access onto a large winter garden balcony, that spans the length of the flat. The flat is situated on the curve of the river which means the views are outstanding in all directions. There are three bedrooms and two high quality bathrooms. Added benefits include plenty of storage and a 24 hour concierge on site.

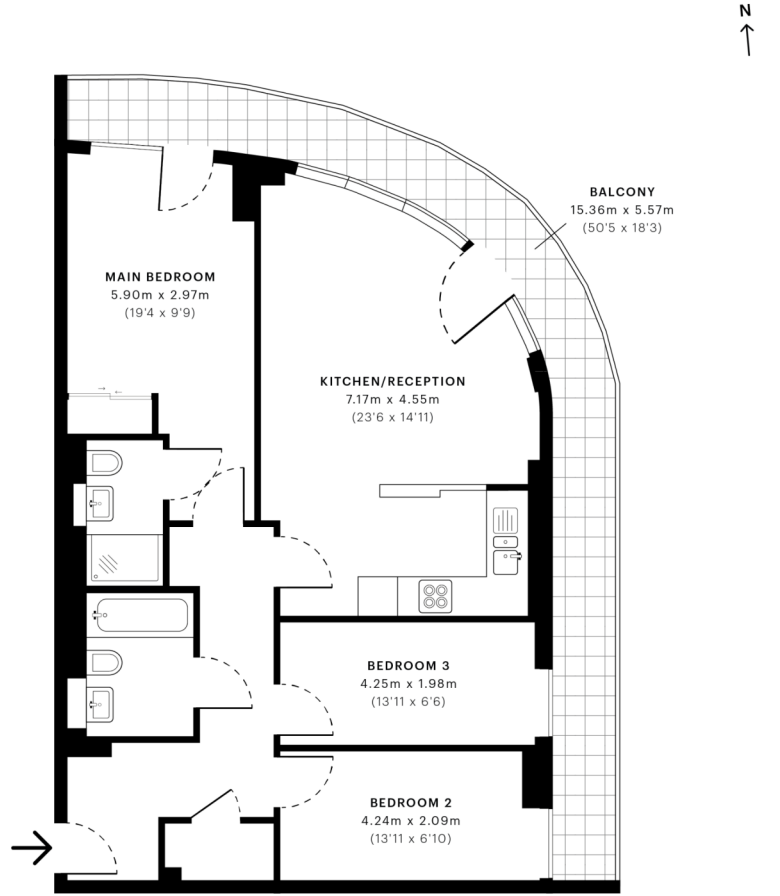
Admirals Tower is part of the hugely popular New Capital riverside development, perfectly located just to the west of Greenwich town centre and moments from a large Waitrose which is onsite. Mainline Rail, DLR and riverboat service are just moments away.

AT A GLANCE

- outstanding apartment
- 7th floor with lift
- stunning river views
- three bedroom
- circa 873 square foot
- secure underground parking
- two bathrooms
- concierge on site
- large winter garden balcony







— Seventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.12 sqm / 873.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
76.92 sqm / 827.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
18.26 sqm / 196.55 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.34 sqm / 3.66 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 99.07 sqm / 1066.38 sqft
IPMS 3C RESIDENTIAL 95.64 sqm / 1029.46 sqft

sPEC ID 62fdfe0b083b590e10055c94

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	82	82
(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: 982 year and 6 months

Service Charge: £3514 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: G

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.

