



BUGLE HOUSE, GREENWICH, LONDON, SE10
£485,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT, THAT MEASURES CIRCA 784 SQ FT, FEATURES A HUGE 25FT PRIVATE BALCONY AND IS PERFECTLY LOCATED JUST ON THE CUSP OF GREENWICH, BLACKHEATH. EWS1 COMPLIANT!

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DESCRIPTION:

A beautifully presented two bedroom apartment, that measures circa 784 sq ft, features a huge 25ft private balcony and is perfectly located just on the cusp of Greenwich, Blackheath. EWS1 COMPLIANT!

Boasting a larger than average plot for the development and in excellent order throughout, this bright flat features a lovely open plan 22ft double aspect kitchen/reception room. The kitchen area is particularly well fitted with all the usual white goods one would expect. This room in turn leads onto the aforementioned balcony. There are two double bedrooms, both with fitted wardrobes and two modern bathrooms, including an ensuite. Added benefits include a large storage cupboard off the hallway, double glazing, hard wood flooring and a communal terrace central to the block!

Central Park is a hugely popular modern development that sits on the boundaries of not just Greenwich and Blackheath, but also Lewisham. This means the property has access to a fantastic array of shops and restaurants. Mainline rail and DLR offer great travel links into the city, Victoria and Canary Wharf. The open heath is close by, as is The Royal Park, with its Observatory. Your earliest viewing is recommended.

AT A GLANCE

- stunning apartment
- bright double aspect
- 25ft private balcony
- two bedrooms
- two bathrooms
- c784 sq ft
- first floor
- beautiful condition
- communal roof terrace
- Central Park development
- close to three town centres







TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 118 year and 0 months

Service Charge: £2880 per annum

Ground Rent: £ 300 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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