



41 CHANDLERS AVENUE, GREENWICH, LONDON, SE10
£380,000 LEASEHOLD

POSITIONED ON THE SECOND FLOOR OF THIS MODERN DEVELOPMENT IS THIS SUPERB ONE-BEDROOM APARTMENT ON THE HIGHLY DESIRABLE GREENWICH PENINSULA. THE BUILDING COMES WITH THE PEACE OF MIND OF AN EWS1 FIRE SAFETY CERTIFICATE ALREADY IN PLACE.

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DESCRIPTION:

Positioned on the second floor of this modern development is this superb one-bedroom apartment on the highly desirable Greenwich Peninsula. The building comes with the peace of mind of an EWS1 fire safety certificate already in place.

The accommodation comprises a large hallway featuring a double walk-in storage unit. The hallway leads to the light, bright open-plan living area, full height windows. The luxurious kitchen benefits from an integrated fridge/freezer, washer/dryer and slimline dishwasher - and the sunny balcony boasts a beautiful glass balustrade. Additionally, there is a spacious bedroom and a designer bathroom suite with heated tiled floor. Residents also benefit from secure bicycle storage and access to a 24-hour concierge.

With a convenient Co-op supermarket on the doorstep, dentist and GP practice nearby and other local amenities, the apartment is also within a few minutes' walk of popular gastropub The Pilot, tapas bar Ardoa and fusion restaurant Eat Fan. The O2 Arena (8 mins walk) boasts the Icon shopping outlet, two international music venues, multi-screen cinema, bowling alley, trampoline park, bars and restaurants.

Transport wise, North Greenwich Station (8 mins walk) offers excellent links to Canary Wharf and the City, via both tube (Jubilee Line), river bus (Thames Clipper) and the Emirates Airline cable car. Multiple buses will whisk you into historic maritime Greenwich in just 10 mins.

AT A GLANCE

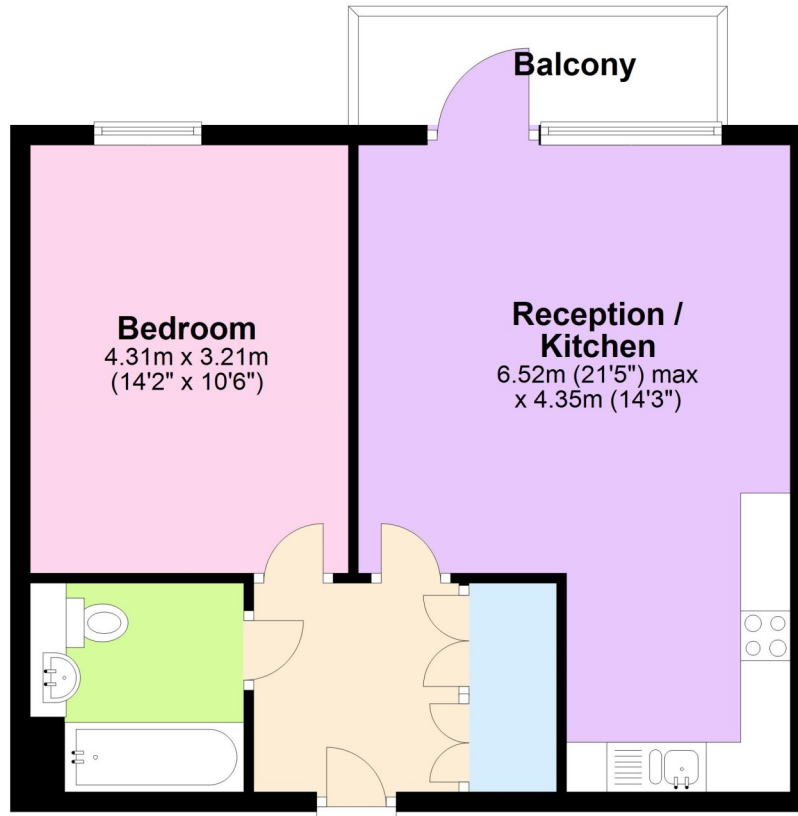
- one bedroom apartment
- 2nd floor (with lift)
- circa 535 sq ft
- stunning condition
- large kitchen/living room
- excellent storage
- balcony
- access to concierge service
- EWS1 compliant
- North Greenwich Peninsula
- moments from O2 arena





Second Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 49.8 sq. metres (535.6 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 115 year and 0 months

Service Charge: £2040 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

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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