



BARQUENTINE HEIGHTS, GREENWICH, LONDON, SE10

£360,000 LEASEHOLD

A BEAUTIFULLY PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT THAT MEASURES CIRCA 600 SQ FT, WHICH IS PERFECTLY LOCATED AT THE FOOT OF THE NORTH GREENWICH PENINSULAR, JUST MOMENTS FROM THE RIVER AND O2 ARENA. EWS1 COMPLIANT!

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## DESCRIPTION:

A beautifully presented, one bedroom, first floor apartment that measures circa 600 sq ft, perfectly located at the foot of the North Greenwich Peninsular EWS1 COMPLIANT!

In perfect condition throughout, the property is much larger than average, comprising a bright kitchen/living room, which opens onto a good sized balcony. The double bedroom has the benefit of fitted wardrobes and direct access onto the balcony and there is a well presented modern bathroom. Added advantages include hard wood flooring and an excellent storage room off the hallway.

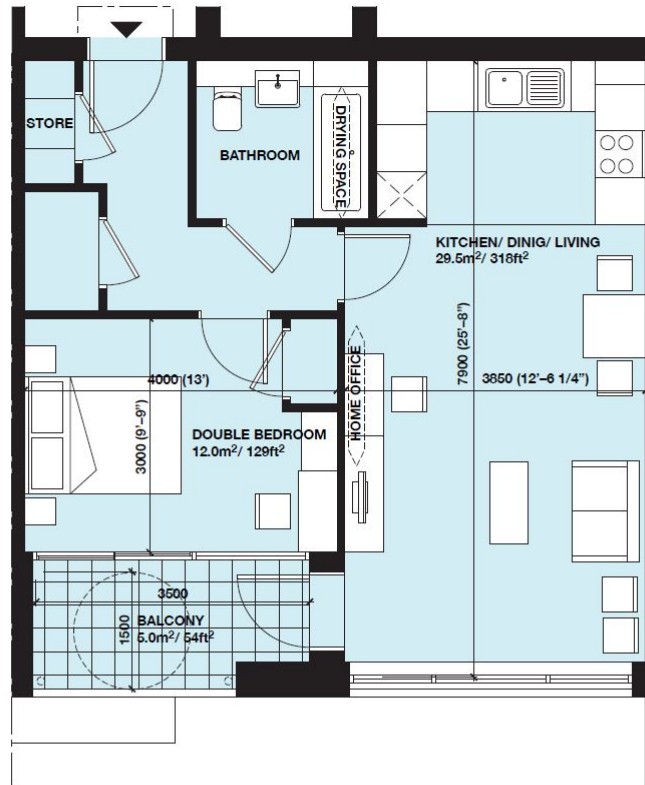
Barquentine Heights, as mentioned, is well situated at the base of the peninsula, in Greenwich. Not only is it moments from the river, but it's also just a short walk to the O2 arena with the Jubilee line extension and cable car service. There is also a huge retail park just moments away, which includes a large Ikea, cinema, Sainsbury and M&S.

## AT A GLANCE

- 1 Bed Room
- 1 Bathroom
- Immaculately Presented
- Chain Free
- Balcony
- EWS1 Compliant
- North Peninsula
- Close to the o2







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**LIVING/DINING/KITCHEN** 7.90m x 3.85m  
**BEDROOM** 4.00m x 3.00m

**TOTAL INTERNAL AREA** 55.00 sqm  
 592 sqft

**BALCONY** 3.50m x 1.50m

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 899 year and 8 months

**Service Charge:** £3000 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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