



COMMERELL STREET, GREENWICH, LONDON, SE10
GUIDE PRICE £465,000 - £475,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND BRIGHT TWO BEDROOM MODERN APARTMENT LOCATED WITHIN EASY REACH OF BOTH WEST GREENWICH AND THE PENINSULAR, MOMENTS FROM THE RIVER. MEASURING C693 SQ FT AND FEATURING OFF STREET PARKING!

Greenwich | 02030533033 | greenwich@winkworth.co.uk



AT A GLANCE

DESCRIPTION:

Guide Price £465,000-475,000. A beautifully presented and bright two bedroom modern apartment located within easy reach of both West Greenwich and the Peninsular, moments from the river. Measuring c693 sq ft and situated on the second floor, featuring off street, secure parking!

In superb order throughout, the property comprises a lovely 18ft reception room, with an open-plan kitchen, including oven, hob, dishwasher and fridge-freezer. This room also features engineered wood flooring and opens onto an inset balcony with a large storage cupboard. There are two good sized bedrooms, with the master bedroom having fitted wardrobes. The en-suite bathroom is well presented and there is a separate shower room located off the entrance hallway and there is ample internal storage throughout.

The property is served by a lift and benefits from access to a well-maintained private communal garden and children's play area as well as a secure parking space.

Commerell Street is a quiet road between Blackwall Lane and Pelton Road, the latter leading directly to the river. The position is perfect for quick access to local shops on Trafalgar Road, but is also close to Greenwich town centre, which offers a fantastic array of shops and restaurants. Access to central London is easy with Maze Hill station just a short walk away, with North Greenwich also within easy reach for Tube, the DLR from Cutty Sark and also riverboat services. The O2 arena and the Royal Park are also close by!

- two bedroom apartment
- 2nd floor (with lift)
- secure parking space
- c693 sq ft
- excellent condition
- inset balcony
- 18ft kitchen living room
- ample storage
- modern family bathroom
- separate shower room
- quiet road and excellent transport links





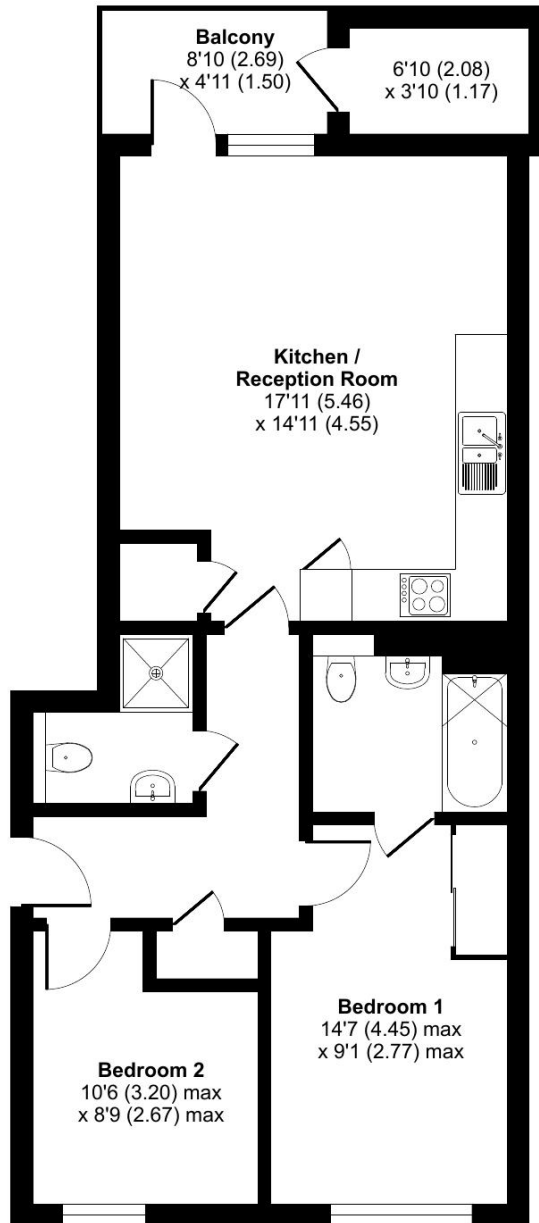
Commerell Street, London, SE10

Approximate Area = 665 sq ft / 61.8 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 693 sq ft / 64.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for John Payne. REF: 879628

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	85	85
(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	