



BELLVILLE HOUSE, GREENWICH, LONDON, SE10
£400,000 LEASEHOLD

A SUPERB AND MUCH LARGER THAN AVERAGE ONE BEDROOM 5TH FLOOR APARTMENT, THAT MEASURES AN IMPRESSIVE 671 SQ FT AND IS LOCATED IN WEST GREENWICH, JUST MOMENTS FROM THE TOWN CENTRE, RAIL AND DLR! EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

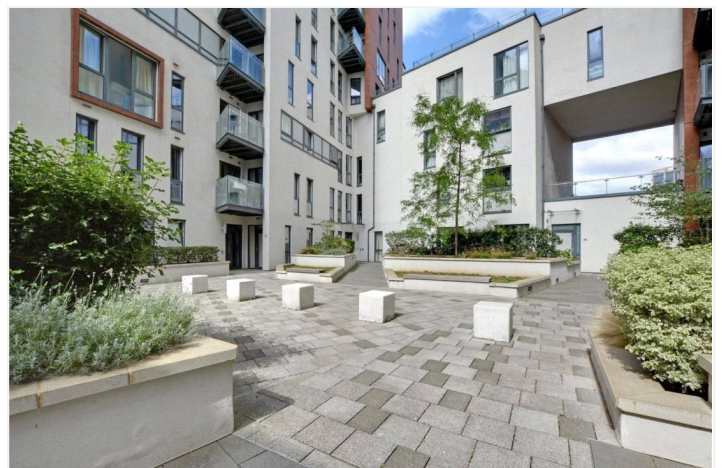
A superb and much larger than average one bedroom 5th floor apartment, that measures an impressive 671 sq ft and is located in West Greenwich, just moments from the town centre, rail and DLR! EWS1 compliant!

In excellent order throughout, the property comprises a bright 22ft living room that opens onto a large covered balcony. The kitchen is open plan and has all the usual white goods one would expect. There is a good sized master bedroom, which has fitted wardrobes and an ensuite bathroom. Off the hallway is a large storage cupboard and a separate WC. Benefits include concierge, video entry and communal grounds.

Bellville House is an extremely popular development located in West Greenwich and just off Norman Road. It's perfectly located for super quick access to mainline rail and DLR, but is also just a short walk away from the town centre, which offers a wide array of shops and restaurants, with riverboat service and of course the fabulous Royal Park.

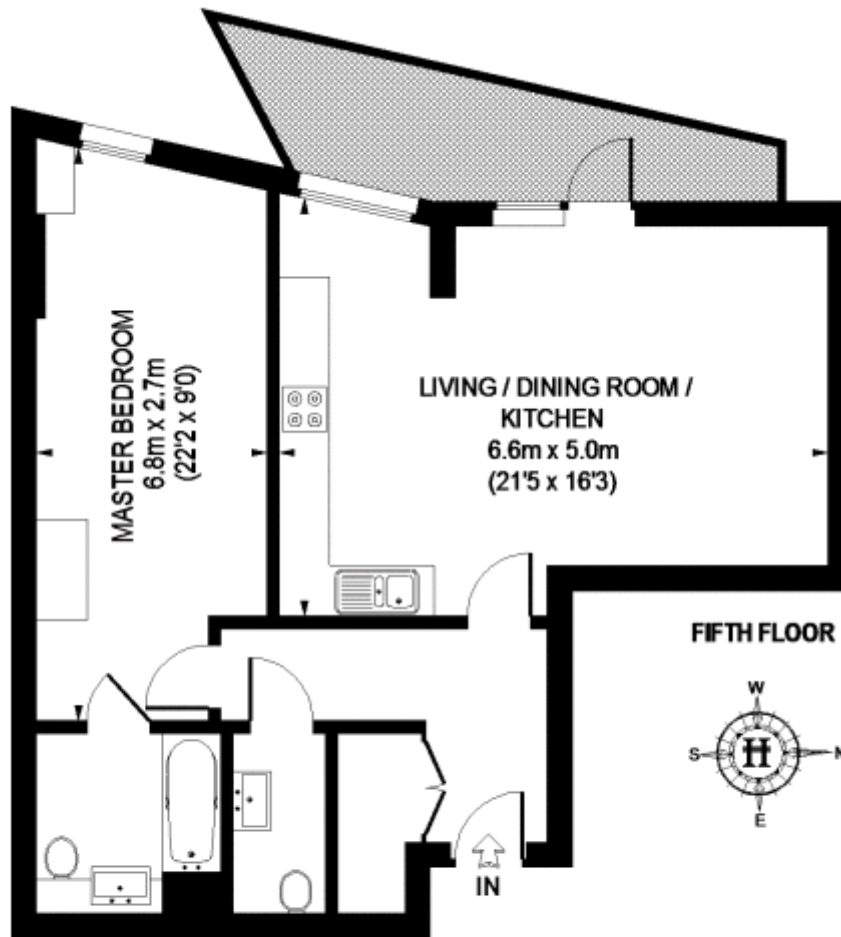
AT A GLANCE

- stunning apartment
- one bedroom
- circa 671 sq ft
- larger than average
- superb condition
- large covered balcony
- 21ft kitchen living room
- family bath + sep WC
- communal grounds
- West Greenwich location
- moments from rail and DLR





PRIME PLACE



APPROXIMATE GROSS INTERNAL AREA
671.6 SQ. FT. (62.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID109103)

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	84	84
(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: 118 year and 0 months

Service Charge: £4438 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: tbc

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.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.