



CYGNET HOUSE, GREENWICH, LONDON, SE10
£429,000 LEASEHOLD

A WONDERFUL AND COMPLETELY UNIQUE ONE BEDROOM PENTHOUSE, THAT IS LOCATED MERE MOMENTS FROM THE ROYAL PARK AND FEATURES A FABULOUS WRAP AROUND ROOF TERRACE! INTERNALLY MEASURING AT 543 SQ FT!

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DESCRIPTION:

A wonderful and completely unique one bedroom Penthouse, that is located mere moments from The Royal Park and features a fabulous wrap around roof terrace! Internally measuring at 543 sq ft!

In lovely condition through, the flat features a large and bright 24ft reception room that has high curved ceilings and has an open plan kitchen area that offers all the usual fitted white goods. There is a well presented family bathroom and a double bedroom. As mentioned, the property has a superb wrap around balcony, with fantastic views toward the park, but also into Greenwich and Canary Wharf beyond!

Cygnets House is well located on the corner of Trafalgar Grove and Woodland Crescent and is just a few seconds walk away from The Park and Maze Hill mainline rail. This is certainly considered a great location to be in, as it is also close to the town centre, but also not far from the river walk and indeed the north Greenwich peninsula, with Jubilee line and O2 arena. Your earliest viewing is highly recommended!

AT A GLANCE

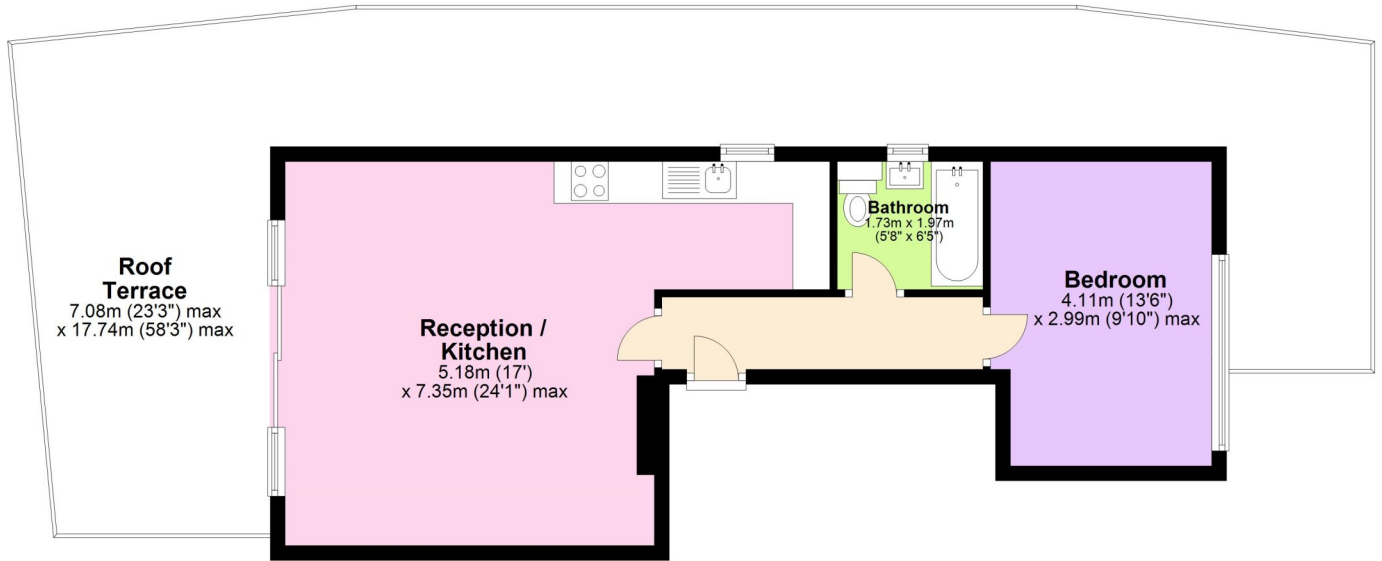
- superb penthouse apartment
- one bedroom
- large wrap around roof terrace
- views of park and Canary Wharf
- bright 24ft reception/kitchen
- moments from Maze Hill rail
- moments from Royal Park
- Close to town centre
- offered with no chain





Third Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 50.5 sq. metres (543.2 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		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-59)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 108 year and 4 months

Service Charge: £2500 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band:

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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