



**THE PLAZA, GREENWICH, LONDON, SE10**  
**GUIDE PRICE £500,000-£525,000 LEASEHOLD**

**A STUNNING TWO BEDROOM SPLIT LEVEL PENTHOUSE, WHICH IS PART OF THIS EXTREMELY UNIQUE BUILDING, WHICH FEATURES SECURE OFF STREET PARKING AND A LARGE PRIVATE ROOF TERRACE. MEASURING CIRCA 759 SQ FT AND OFFERED TO THE MARKET WITH NO CHAIN!**

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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## DESCRIPTION:

Guide Price £500,000-£525,000. A stunning two bedroom split level penthouse, which is part of this extremely unique building, which features secure off street parking and a large private roof terrace. Measuring circa 759 sq ft and offered to the market with no chain!

The Plaza is a historic art deco building which boasts many amenities for residents to enjoy, such as the grand inner atrium, residents gymnasium and a large communal roof terrace. You also benefit from secure allocated garage parking and cycle storage. Found on the 4th and 5th floors, the property comprises a large entrance hallway with storage cupboards and spiral staircase. On this floor there are two good sized double bedrooms and two bathrooms. Upstairs is a fabulous and bright 20ft reception room with open plan kitchen area. The room is double aspect and features pleasant views from both sides. There is then access onto a lovely 17ft private roof terrace.

The Plaza is perfectly located in East Greenwich and on the corner of Vanbrugh Hill and Trafalgar Road. Not only is it close to The Royal Park and Maze Hill mainline rail, it is also just a short walk to the town centre, which offers a wide variety of shops and restaurants, along with DLR and riverboat service! Offered with no chain.

## AT A GLANCE

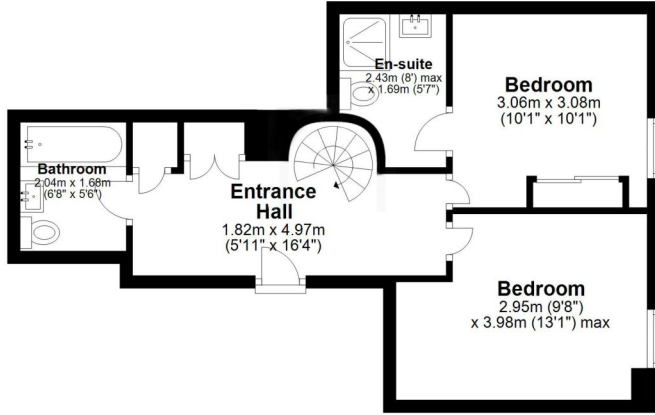
- split level penthouse
- 2 bedrooms
- circa 759 sq ft
- large private roof terrace
- secure underground parking
- communal roof terrace
- no chain
- East Greenwich location
- close to shops
- short walk to Royal Park
- short walk to mainline rail





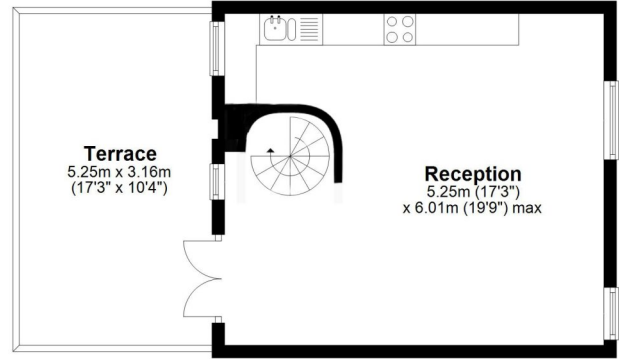
### Fourth Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



### Fifth Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.0 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
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(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:** 99 year

**Service Charge:** £3337 per annum

**Ground Rent:** £ 400 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.

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