



**MUNYARD HOUSE, GREENWICH, LONDON, SE10
OFFERS IN EXCESS OF £400,000 LEASEHOLD**

A BEAUTIFULLY PRESENTED, ONE BEDROOM, SECOND FLOOR APARTMENT THAT MEASURES CIRCA 562 SQ FT , WHICH IS PERFECTLY LOCATED AT THE FOOT OF THE NORTH GREENWICH PENINSULAR, JUST MOMENTS FROM THE RIVER AND O2 ARENA. EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk





DESCRIPTION:

A beautifully presented, one bedroom, second floor apartment that measures circa 562 sq ft , which is perfectly located at the foot of the North Greenwich Peninsular, just moments from the river and O2 arena. EWS1 COMPLIANT!

In perfect condition throughout, the property is larger than average, comprising a large and bright 16ft kitchen living room, which opens onto a good sized 12ft balcony. The kitchen area comes equipped with all the usual white goods one might expect. There is also a double bedroom with fitted wardrobes and a particularly well presented modern bathroom. Added benefits include hard wood flooring and excellent storage space. There is also a 24 hour concierge service with their offices close by. The property is offered with NO CHAIN.

Munyard House, as mentioned, is well located at the base of the peninsula, in Greenwich. Not only is it moments from the river walk and Ecology Park, but it's also just a short walk to the O2 arena with the Jubilee line and cable car service. There is also a huge retail park just moments away, which includes a large Ikea, cinema, Sainsbury and M&S. Your earliest viewing is highly recommended.

AT A GLANCE

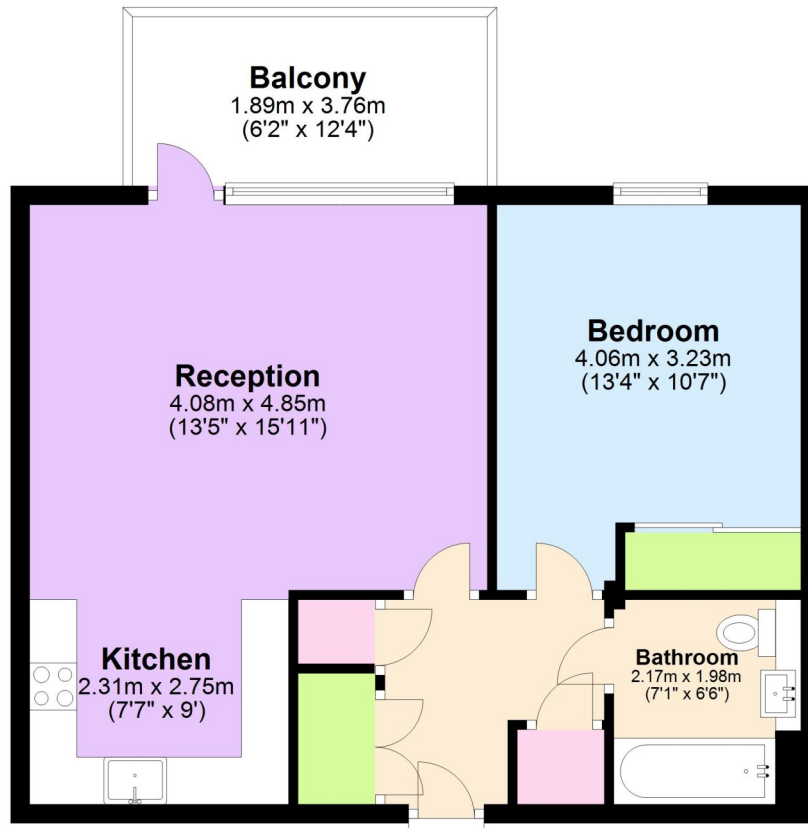
- one bedroom apartment
- superb condition
- 2nd floor (with lift)
- c562 sq. ft
- chain free
- large 12ft balcony
- family bathroom
- excellent storage
- Greenwich Peninsular
- moments from river walk and Ecology Park
- close to O2 arena and underground





Second Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 52.3 sq. metres (562.5 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			
(92-100) A			
(81-91) B		86	86
(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	

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See things differently

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