



BELLVILLE HOUSE, GREENWICH, LONDON, SE10
£565,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM 2ND FLOOR APARTMENT, THAT IS PART OF THIS IMMENSELY POPULAR DEVELOPMENT IN WEST GREENWICH, JUST MOMENT FROM THE TOWN CENTRE. FEATURING A SECURE PARKING SPACE. EWS1 COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented two bedroom 2nd floor apartment, that is part of this immensely popular development in West Greenwich, just moment from the town centre. Featuring a secure parking space. EWS1 compliant!

The property is in stunning order throughout and is much larger than average, measuring circa 954 sq ft. The accommodation briefly comprises of a wonderful 24ft reception rooms with an open plan kitchen, which includes all the usual white goods one might expect. In turn this room leads onto a lovely balcony. Both bedrooms are double in size, with the master room having fitted wardrobes. There are two fabulous bathrooms, including an ensuite and a large entrance hallway. Along with a secure parking space, added benefits include ample storage space, hard wood flooring, communal grounds and a 24 hour concierge on site. It's worth mentioning that the development has recently gone through cladding remediation work, and a new EWS1 certificate has been issued with an A1 rating! Bellville House is perfectly located just to the west of the town centre, meaning it is within easy reach to a large selection of shops and restaurants, including Greenwich Marketplace and the Royal Park with its Observatory. A pure-gym is in Bellville House and Mainline Rail, DLR and riverboat service are also minutes away!

AT A GLANCE

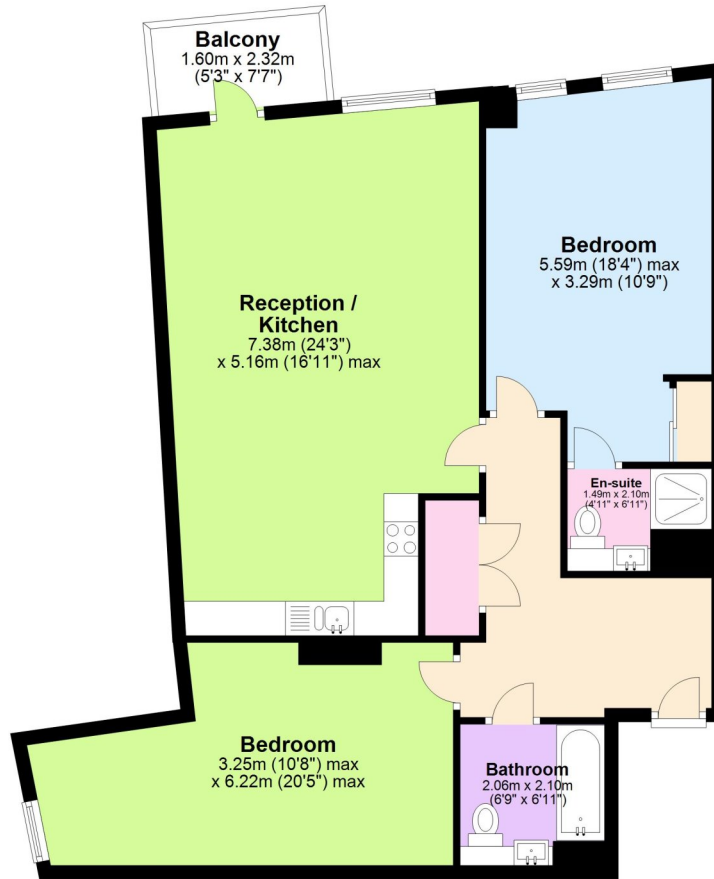
- stunning apartment
- two large double bedrooms
- huge kitchen/reception room
- circa 954 sq ft
- 2nd floor (with lift)
- secure parking space (with electric charging)
- balcony and comm gardens
- 24-hour concierge onsite
- PureGym in Bellville House
- EWS1 compliant. A1 ratina





Second Floor

Approx. 88.7 sq. metres (954.9 sq. feet)



Total area: approx. 88.7 sq. metres (954.9 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		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	

Tenure: Leasehold

Term: 137 year and 4 months

Service Charge: £7200 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

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.