



**Crooms Hill, Greenwich, SE10 8HD**

### **£ LEASEHOLD**

A magnificent flat, the whole first floor of this mid-nineteenth century house, with French windows in the reception room and kitchen that open onto the front balcony which looks directly into Royal Greenwich Park.

The flat is now vacant having been let for several years, it is freshly painted brilliant white throughout, but is ready for a smart new kitchen and bathroom. The location is absolutely prime, at the bottom of the hill, 50 yards from an entrance to the park and only a little further from the historic town centre, Cutty Sark and Stations.

**THE ACCOMMODATION COMPRISES : Reception Room ● Kitchen ● One Bedroom ● Bathroom ● Private Balcony ● Gas Central Heating● No Chain ●**

## FIRST FLOOR

**Communal Landing:** Door to flat

**Entrance Hall:** Storage cupboard and doors to the reception room and....

**Kitchen:** Fitted with a range of wall & floor units with laminate worksurface, inset stainless steel sink, gas hob, electric oven built-under. French windows to balcony.

**Reception Room :** An elegant, high ceilinged room with pair of tall, shuttered, French windows that open onto the private balcony at the front which looks directly into Royal Greenwich Park. Period fireplace, door to...

**Bedroom :** A very large and light bedroom with huge, west-facing sash windows, built-in alcove cupboard, period fireplace and door to....

**Bathroom:** Fitted with a white suite comprising, bath, basin and W.C. wall mounted gas combination boiler and sash window to rear.

**PRICE:** £  
**LEASE:** 999 Years  
**GROUND RENT:** Peppercorn  
**SERVICE CHARGE:** 2024 (12.88%) £3,940  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

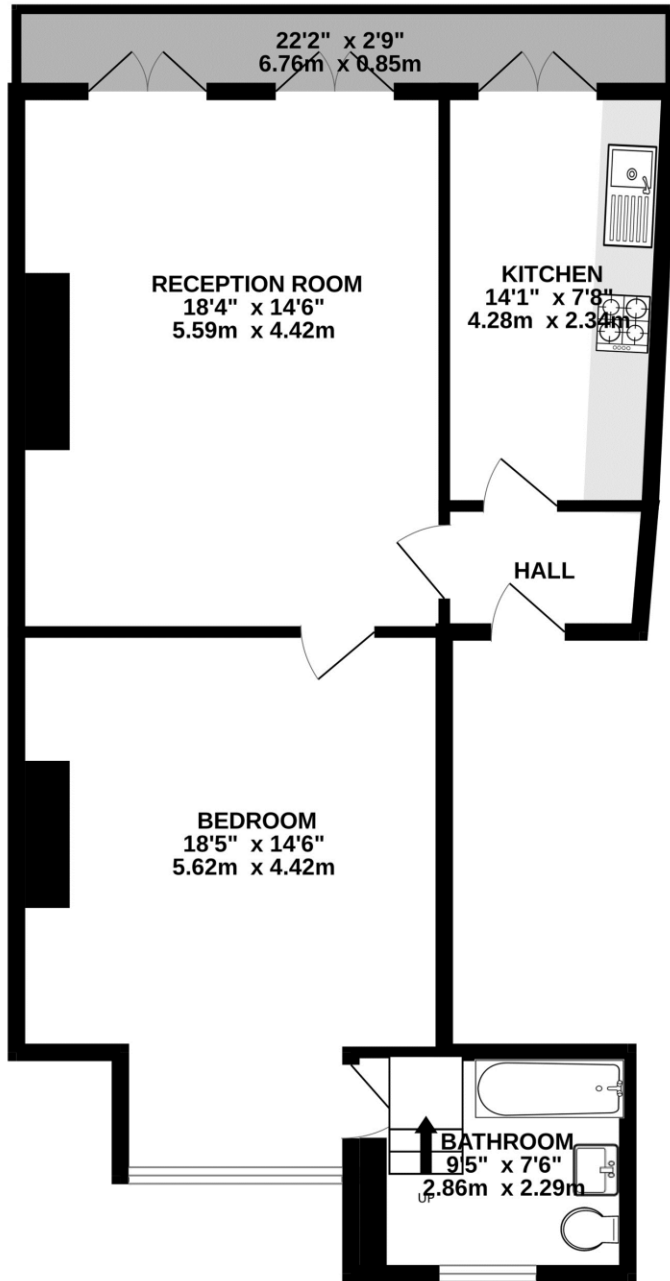
We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.







FIRST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

