

## Azof Street, Greenwich, London, SE10 0ED

- GUIDE PRICE £350,000 - 375,000
- 104 YEAR LEASE
- FANTASTIC FIRST TIME BUY
- MODERN FITTED KITCHEN & BATHROOM
- 3 DOUBLE BEDROOMS

- GREAT LOCATION NEAR THE HEART OF GREENWICH
- FIRST FLOOR
- LIGHT NEUTRAL DÉCOR
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GROUND RENT £10/ANNUM & SERVICE CHARGE £1,100/ANNUM

**Guide Price £350,000 - £375,000**



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## DESCRIPTION

GUIDE PRICE £350,000 - 375,000. Situated on Azof Street is this spacious 3-bedroom purpose built flat offering easy access to Greenwich Park & the wide selection of local shops, bars & restaurants the town is home to. The property features light neutral décor, double glazed sash windows, gas central heating & would make an ideal home for someone looking for easy access to the City & Canary Wharf. One of the bedrooms is currently set up as an office & is an ideal space to work from home in.

We asked the current owner to tell us a little bit about their experience of living at the property and here's what they had to say:

This flat has been an amazing home for me as first-time buyer. The key things that attracted me to the place were the three large sized bedrooms & living room all with so much light from the front to the back & the communal areas downstairs. The gated community has such a friendly & safe feel, it has been lovely to be a part of.

The location of the flat has been ideal to be able to access a wide range of transport links such as the Overground & 24hr Jubilee Line. A range of amenities are very close as well as lovely restaurants & bars. Popular locations such as Blackheath being a 20 mins walk, Greenwich Peninsula only a 15 minute walk or 10 to the heart of Greenwich. The river is a 2 minute walk.

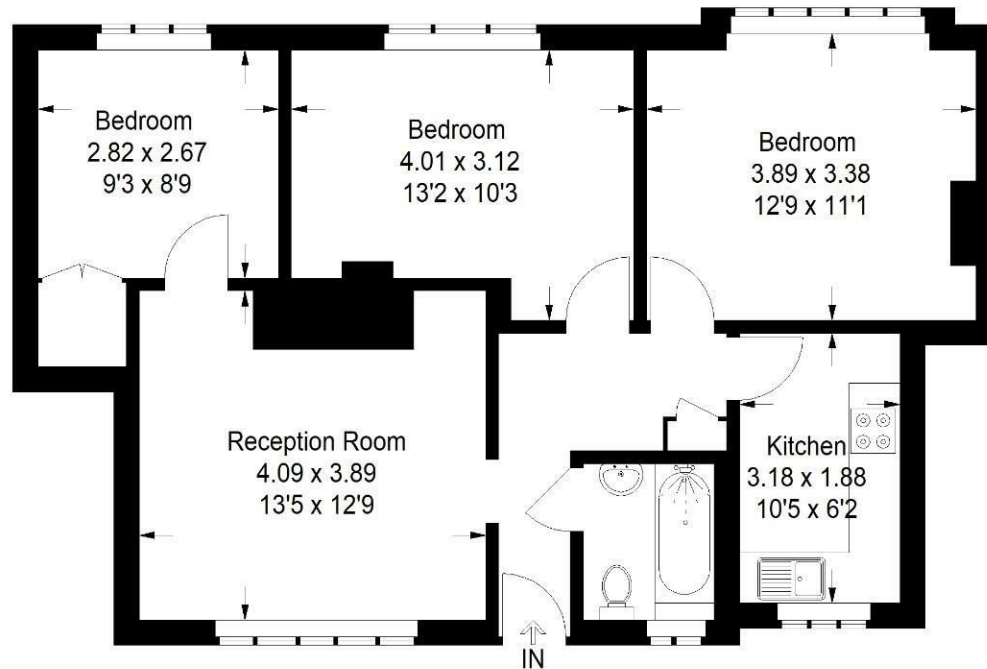






# Meridian House SE10

Approximate Gross Internal Area  
68.3 sq m / 735 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1032610)

### Viewings

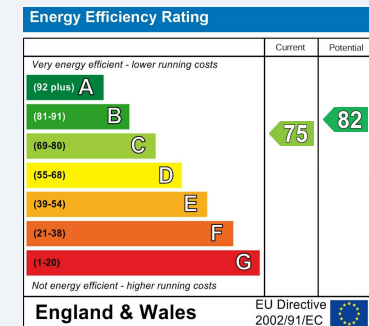
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



EPC on order

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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