



Granite Apartments, River Gardens Walk, Greenwich, London, SE10



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Leasehold (990 years remaining)

A superbly finished top floor apartment with a double height vaulted ceiling and far reaching river views of Canary Wharf located in the best Riverside development in Greenwich with secure underground car parking.

Key Features

- 3 Double bedrooms
- 2.5 Bathrooms
- Large private balcony
- High ceilings 2.6 metres throughout
- Council Tax: D
- Service Charge: £6,000 p/a
- Ground Rent: £500 p/a
- Secure underground parking
- Storage cage
- EPC: B

The Development

Granite Apartments, SE10 location offers residents the opportunity to enjoy stunning riverside views, tranquil surroundings, and convenient access to Central Greenwich with its shops, bars and restaurants, together with the Cutty Sark DLR and Maze Hill mainline station being close by.

The River Gardens is luxury living with modern high-quality finishes with minimal maintenance, a secure environment with 24-hour Concierge to handle all of your deliveries, making it an ideal location for downsizers or families looking for a flat that offers the lifestyle of comfort and convenience with the feeling of living in a house.





Sellers Comments

Why We Love Living at The River Gardens

Living at The River Gardens along the Thames Path is a dream come true for our family. Nestled beside the Thames, we enjoy scenic walks along the river, offering unparalleled views that lead us to the charming villages of Greenwich and Blackheath or the bustling O2 shopping precinct at North Greenwich.

Our residence provides us with the serene experience of waking up to the soothing sounds of river waves, set against a backdrop of tranquility. The lush surroundings of Greenwich, with its iconic historical landmarks and the nearby Greenwich Park, enrich our lives daily, making every moment here truly special.

To enhance the comfort and functionality of our flat, we've made several thoughtful upgrades. We've added cozy booth-style seating with faux leather, creating a perfect spot for relaxed dining, casual conversations, or enjoying a good book and a cup of coffee. The kitchen has been upgraded with a German designer island featuring ample soft-close cabinetry, full-length deep drawers, and additional Siemens appliances, including a second fridge and a full-sized freezer. The bedrooms now boast bespoke floor-to-ceiling Italian designer wardrobes that blend seamlessly into the space, optimising storage and maintaining a sleek, uncluttered look.

Our building's amenities add to the convenience and luxury of our home. We enjoy having a cozy café downstairs, perfect for a delightful brunch or afternoon tea, and several grocery stores just minutes away. The exclusive amenities, including a private gym, swimming pool, tennis court, and beautifully landscaped communal gardens, provide ample opportunities for relaxation and recreation without leaving the premises.

Living here, we've become part of a vibrant and welcoming community. Regular events and activities for residents foster a sense of camaraderie, and we've made many friends among our neighbours, enjoying the inclusive and friendly atmosphere.

What truly captivated us about this flat is the abundance of natural light streaming in through the double vaulted ceiling. This unique feature, coupled with the higher ceilings of our top-floor location, creates a spacious and airy ambiance. In the evenings, we're treated to stunning views of the Canary Wharf skyline illuminated against the night sky and breathtaking sunsets.

The flat's location is endlessly convenient, with excellent transport links. We're close to Maze Hill Station, the DLR at Cutty Sark, and the Underground, making it easy to navigate and explore the best of London.

We hope that you will love living here as much as we do!

The Accommodation

The modern property comprises of a large entrance hall with a double set of built in storage cupboards and a separate cloakroom/wc, open plan reception room / kitchen (30' x 16' sq ft) with a bay at the end which accesses the private balcony. The bright living area features a double height vaulted 4.2 metre ceiling and as the flat sits on the top floor it is light filled. Further enhanced by generous 2.66 metre ceiling heights throughout the residence.

The owners have invested in enhancing the property with customized features, including bespoke booth-style seating and a luxurious, oversized kitchen island meticulously crafted by a renowned German designer. Complementing the existing full-size refrigerator, freezer, and wine cooler, the island boasts an additional dedicated freezer and separate refrigerator, catering to ample storage needs with a sophisticated touch.

The apartment has three large double bedrooms. The master with access to both an ensuite with a four piece bathroom arranged with a toilet, hand basin, shower cubicle and bathtub and the private balcony running along the length of the top floor flat. The owners have installed an Italian designed built-in-wardrobes into the 2 additional bedrooms. A separate family bathroom, extensive storage with 2 large storage cupboards as well as an additional utility room finishes off the property footprint with a total of over 1,600 in internal and external space. This flat comes with secure underground car parking space and a storage cage.







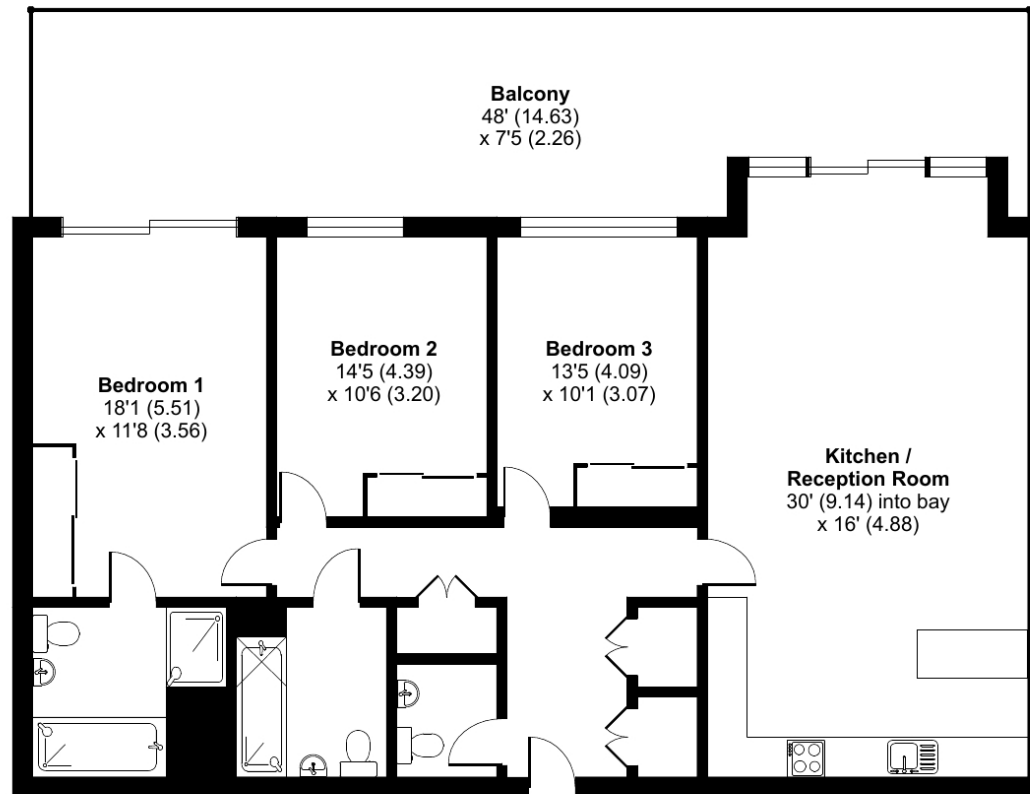


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Approximate Internal Area = 1377 sq ft / 127.9 sq m

Balcony = 330 sq ft / 30.7 sq m

For identification only - Not to scale



SEVENTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JLL Residential. REF: 1138587