



Granite Apartments, River Gardens Walk, Greenwich, SE10 0GB



Granite Apartments, River Gardens Walk, SE10 Leasehold

Offered to market on a chain-free basis and situated on the fifth floor of the ever popular River Gardens development, this charming and spacious one bedroom flat comes to market. Boasting an impressive wrap-around balcony. Offering views over the river as well as Greenwich Park and over 600 sq. ft. of internal living space, this stunning flat is perfect for first time buyers & downsizers alike.

Key Features

- One Bedroom, Fifth Floor Flat
- Over 600 Sq. Ft. of Internal Space
- Large Wrap Around Balcony
- Storage Cage Included
- No Upper Chain
- Service Charge: **£3,290 P/A**
- Ground Rent: **£300 P/A**
- Lease: **985 Years Remaining**
- Council Tax Band: **B**
- EPC Rating: **B**

The Property

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms, a large built-in storage cupboard & a separate utility cupboard.

The reception room / kitchen is a generous size and offers direct access out to the large balcony, wrapping around two sides of the flat. The kitchen has been thoughtfully arranged with an array of eye and base level units and integrated appliances, and there is also space in the reception room for a dining area.

The bedroom is a large double room at 14'6 x 11'5 with built-in wardrobes, and completing the flat is the family shower room, complete with toilet, hand basin & walk-in shower.





The Development

The River Gardens Development is Greenwich's premier development, offering residents access to gym facilities, as well as a swimming pool, tennis courts & concierge services. Residents of Granite Apartments also have the added benefit of a storage cage located in the underground secure car park.

Built by London & Regional in 2014, Granite Apartments comprises 131 1, 2 and 3 bedroom luxury residences. Each apartment has been finished to the highest specification with Italian custom designed kitchens, large en-suite bathrooms with under floor heating, a video entry system and pre-wired satellite TV connection designed to create sophisticated contemporary London living by maximising both space and light throughout.

Outside

One of the standout features of The River Gardens is its excellent transport links. You'll find several transportation options nearby, making it easy to navigate around the city. The development is within walking distance of North Greenwich Underground Station, which provides access to the Jubilee Line. This line offers direct connections to central London, allowing for convenient commuting and access to various attractions and amenities. Other stations are also situated a short walk from the development, including Maze Hill station, just over 0.5 miles from the property and Cutty Sark station, about a mile away, giving excellent choice to commuters.

Additionally, the Thames Clippers River Bus operates from the nearby Greenwich Peninsula Pier, providing a scenic and efficient way to travel along the River Thames. The development also benefits from being close to major road networks, including the A102 and the A206, allowing for easy access by car.

A short walk along the Thames Path provides excellent options for nights out with friends or dining options, including the popular Enderby House just on the front of the Enderby Wharf development close by, the Cutty Sark pub, Midpoint Restaurant and Trafalgar Tavern to name just a few.

A mile away from Greenwich high street with its vast array of shops, amenities, world famous Greenwich Market & Greenwich Park means you'll never be short of options, and just over a mile in the opposite direction takes you to the O2 offering a wide range of restaurants, offering cuisines from around the world.



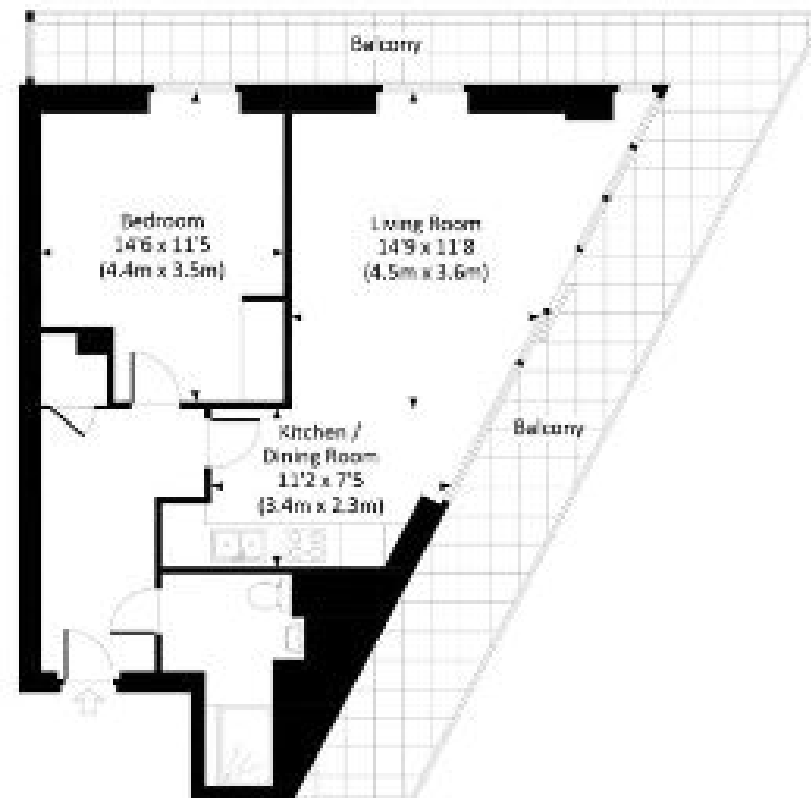






GRANITE APARTMENTS, E15

Approx. gross internal area
607 Sq Ft / 56.3 Sq M



FIFTH FLOOR



All measurements have been taken to existance with 100% of floor slab thickness which are approximate and not for construction purposes for the avoidance of doubt. Construction Detail shall not be taken to any reference to measurements. E 1511 view (background) and 001 19 8

22 College Approach, Greenwich, London, SE10 9HY

Sales, Lettings & Property Management

Tel: 020 7399 5595

residential.jll.co.uk

