



9 Hazel Lane, Greenwich, London, SE10 9FZ



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Leasehold

Situated on the fifth floor of the fantastic Greenwich Square development, this spacious three bedroom, two bathroom flat comes to market offering over 1,000 sq. ft. of internal living space. Benefitting from immaculately presented interiors, a large balcony, a lift in the block and a parking space, this property is perfect for first time buyers & downsizers alike.

Key Features

- Three Double Bedrooms
- West-Facing Balcony
- Allocated Parking Space
- Lift in the Block
- Perfect First Home
- Lease Remaining: **989 Years**
- Service Charge: **£5,200 P/A**
- Ground Rent: **£0 P/A**
- Council Tax Band: **D**
- EPC Rating: **B**

The Property

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms as well as two large storage cupboards, one of which is used as a utility cupboard. The open plan reception room / kitchen is a generous size at 21'5 x 21' having been tastefully decorated in neutral tones and large windows flooding the room with natural light, which flows out to the large west-facing balcony, perfect for sitting out in the summer months with friends to enjoy a glass of wine in the evening sun. The kitchen has been thoughtfully arranged with an array of eye and base level units and appliances, and finished with high-quality worksurfaces. All three bedrooms are good sized double rooms and all come with the added benefit of built-in storage. The main bedroom also comes with an en-suite shower room laid out with walk-in shower, toilet and hand basin. Completing this property is the family bathroom complete with toilet, hand basin and bathtub.





The Development

Situated just a short walk from Greenwich Park and Blackheath, Greenwich Square is a collection of apartments and townhouses, ranging from one to four bedrooms. Completed by Hadley Property Group, the development is close to Maze Hill train station, which provides good links in and out of the City.

The Greenwich Square Centre, provides a range of community, leisure and health services - including swimming pools (membership required), a public library, GP surgery and an adult learning college - this has proved hugely popular with local residents and has further enhanced the development and wider local community.

Further adding to the village appeal of the development, retailers on site include a pharmacy, Sainsbury's, a dentist, a hairdresser and coffee shop.

Outside

Situated a 10-minute walk from both Maze Hill & Westcombe Park stations, this property is perfectly connected for commuters getting you into London Bridge in less than 30 minutes door-to-door.

In the wider area, there are excellent bus links and restaurants and amenities. The River Thames and the Thames path are a short 0.5 mile walk, boasting an array of pubs and cafes, including the popular River Gardens Cafe, Midpoint Restaurant, The Cutty Sark Pub & Trafalgar Tavern to name a few. Greenwich high street with its vast array of shops and amenities is a mile from the property with the world famous Greenwich Market, and Greenwich Park close by.

Council Tax: D | Ground Rent: £0 p/a | Service Charge: £5200 p/a





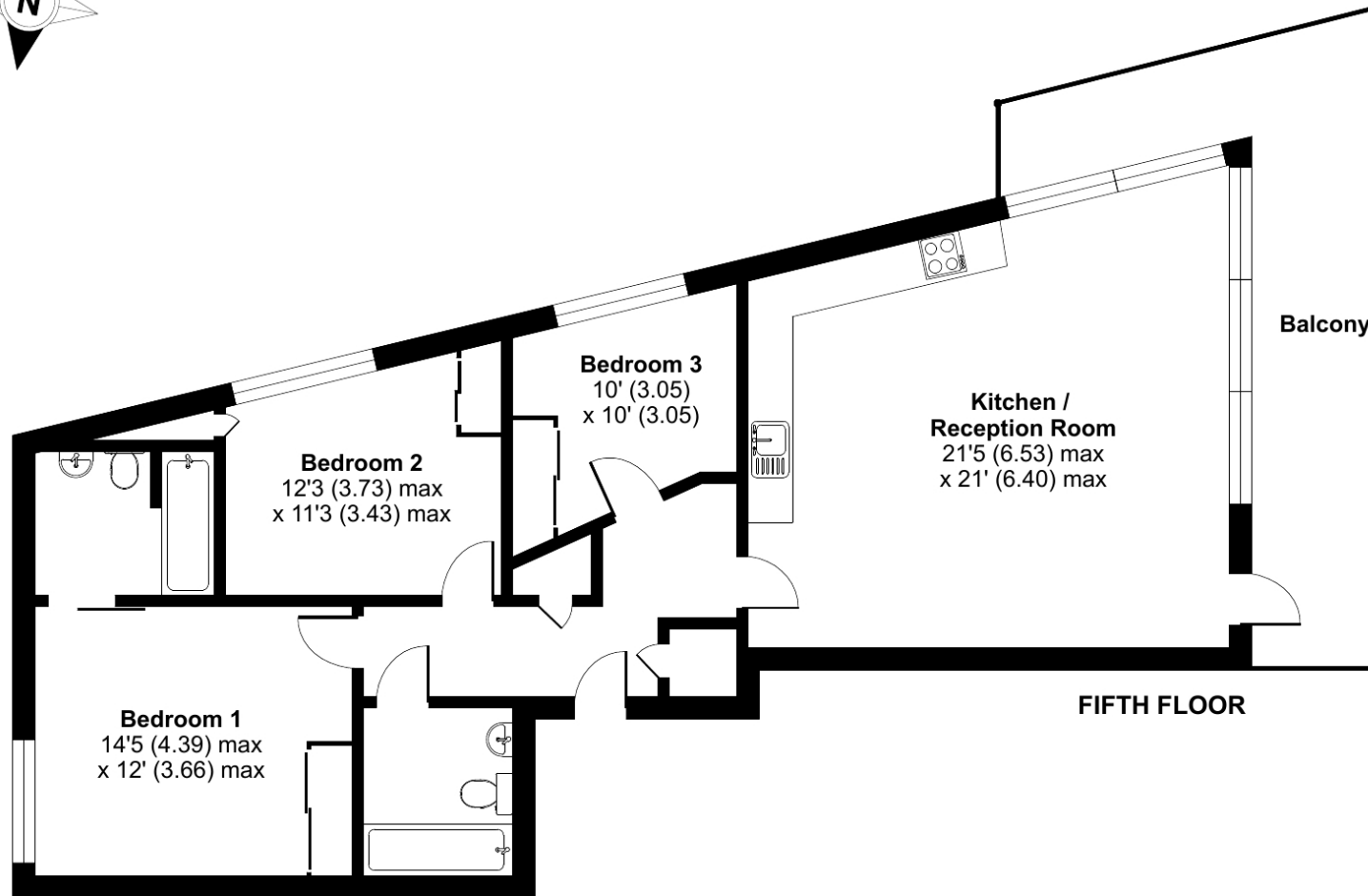




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Approximate Area = 1044 sq ft / 97 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for JLL Residential. REF: 1063116

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