



35 River Gardens Walk, Greenwich, London, SE10 0UB



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Leasehold (985 years remaining)

Situated in a small block of four units, this stunning 940 sq. ft. two bedroom, two bathroom first floor flat comes to market boasting impressive interiors throughout.

Key Features

- Impressive river views
- Air conditioning in bedrooms
- Storage cage
- Walk to Maze Hill mainline
- Council Tax: E
- Service Charge: **£5,162 P/A**
- Ground Rent: **£400 P/A**
- Gym, pool and tennis court
- No upper chain
- EPC: B

The Accommodation

The accommodation comprises; a large entrance hallway with doors leading to all rooms. The open-plan reception room / kitchen is a generous size at 29'2 x 18'3, having been decorated in neutral tones by the current owners. The windows are floor to ceiling, flooding the room with natural light, and from the reception room is access to the covered balcony, offering impressive views over the grassed area to the front, and the River Thames. The kitchen has been thoughtfully arranged with an array of eye and base level units and integrated appliances, and finished with high-quality stone worksurfaces. Both bedrooms are located to the rear of the property, and are similar sizes. The primary bedroom is 22'7 x 9'11 with built-in wardrobe and en-suite shower room benefitting from windows on two sides. The second bedroom is 18'8 x 8' both tastefully decorated throughout. Completing the property is the family bathroom, laid out with toilet, hand basin and bathtub.





Sellers Comments

We've loved living here, and it's easy to see why. Our home is part of a small block with just four properties, offering a real sense of privacy and peace while enjoying all the amenities of River Gardens.

Our favourite spot is the private garden, where we've spent countless mornings and evenings enjoying the tranquil river views. It feels worlds away from the hustle and bustle, yet we're just a short trip from our offices in Canary Wharf and the City.

The larger-than-average master bedroom, which easily accommodates two workstations, has made working from home possible for both of us. The storage cage has also been invaluable for keeping our space tidy and clutter-free.

This home has been a peaceful retreat for us and our young family, and we're sure it will be the perfect home for someone else, too."

Outside

This fantastic property is part of the River Gardens development which is arguably one of the most popular riverside developments in Greenwich, and is located just east of the old Naval College. Residents are offered a wide range of facilities including access to a residents gym, swimming pool and tennis courts, as well as a 24-hour concierge service. The town centre is only a short walk away which gives access to a superb array of shops and restaurants. All this within a short walk from excellent transport links including: two mainline rail stations, the DLR, Jubilee line and Thames Clipper piers.

One of the key highlights of the River Gardens is its location along the River Thames. Greenwich is a vibrant and sought-after area with a rich history and a vibrant cultural scene. It is home to iconic attractions such as the Royal Observatory, the Cutty Sark, and the Royal Greenwich Park, which offers stunning views of London's skyline.





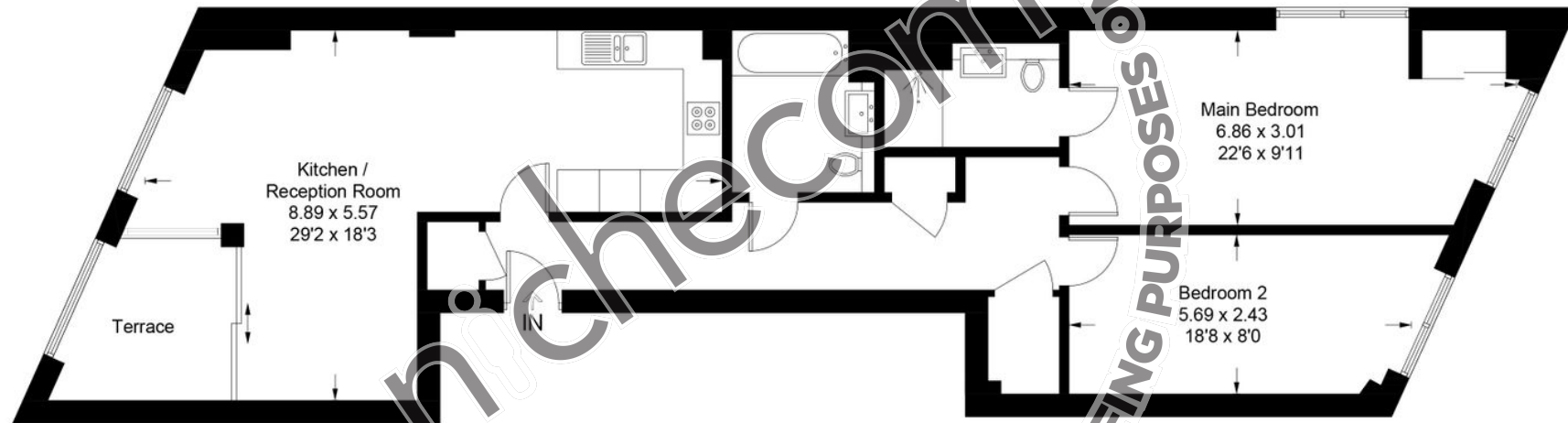


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River Gardens, SE10

Approximate Gross Internal Area = 87.4 sq m / 940.3 sq ft



First Floor

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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118031)

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