



Atlantic Point, Harrison Walk, Greenwich, SE10 0YL



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Leasehold

Offering uninterrupted views over Canary Wharf & the O2 from the full length balcony, this impressive 8th floor one-bedroom flat comes to market offering generous living space throughout. With the additional benefit of no upper chain and boasting 542 Sq. Ft. (50.4 Sq. M.) of internal space, this is the perfect property for first time buyers.

Key Features

- One Bedroom, 8th Floor Flat
- Stunning Views over Canary Wharf
- Full Length Balcony
- No Onward Chain
- Approx. 542 Sq. Ft. (50.4 Sq. M.)
- lease Remaining: **991 Years**
- Service Charge: **£3,200 P/A**
- Ground Rent: **£300 P/A**
- Council Tax Band: **D**
- EPC Rating: **B**

The Accommodation

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms, and a large utility cupboard offering storage and a washer / dryer. The open plan reception room / kitchen is a generous size at 24'1 x 12'9 with a sliding door leading out to the balcony that runs the entire length of the flat, with views over Canary View, this is the perfect place for sitting out on a warm summers evening with friends. The kitchen has been thoughtfully arranged with an array of eye and base level units and appliances.

The bedroom is a generous double at 16'6 x 9'5 with built-in wardrobes and a projector above the bed. There are further views of the O2 from the bedroom, perfect for waking up to. Completing the property is the family bathroom laid out with toilet, hand basin and bathtub.





The Development

Atlantic Point 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 Atlantic Point 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.

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 development, 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 a mile in the opposite direction takes you to the O2 offering a wide range of restaurants, offering cuisines from around the world.









Atlantic Point

Approximate Gross Internal Area = 50.4 sq m / 542.5 sq ft

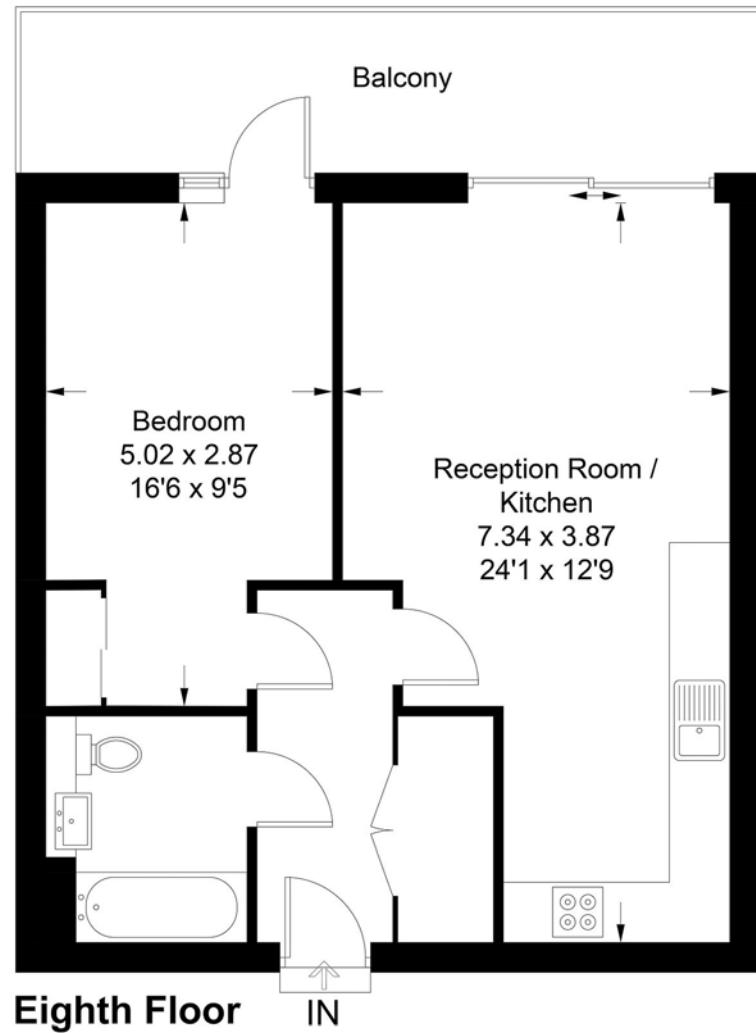


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