

Ossel Court, 13 Telegraph Avenue, Greenwich, SE10 0TE



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Leasehold

Situated on the 11th floor, offering stunning views over Greenwich, the River Thames, North Greenwich & Canary Wharf, this large three-bedroom flat is offered to market in immaculate condition.

Key Features

- Residents Gym & Concierge on-site
- Top Floor apartment
- Excellent condition throughout
- Stunning Views from the Balcony
- Ultra-Fast Broadband Available
- Service Charge: **£2,900 P/A**
- Ground Rent: **£500 P/A**
- Lease: **990 Years Remaining**
- Council Tax Band: **D**
- EPC Rating: **B**

The Accommodation

Comprises; a welcoming entrance hallway with doors leading to all rooms as well as four storage cupboards providing ample storage, one of which houses with washer / dryer. The reception room is a generous size at 22'4 x 16'5 and has been tastefully decorated in neutral tones. There are doors from the reception room leading to the very large open balcony which runs the length of the property, which offers views in three directions, over the O2, Canary Wharf, The City together with views of Maritime Greenwich, Old Royal Naval College and The Cutty Sark. The kitchen has been thoughtfully arranged with an array of eye and base level units and integrated appliances.

The principle bedroom is a large double with en-suite shower room. The second bedroom is also a good sized double room and the third bedroom is a single room with built-in storage perfect for either a guest-room or home office. All bedrooms benefit from large windows offering great light throughout. Completing this property is the family bathroom, laid out with toilet, hand basin and bathtub.





The Development

Built on the site of Enderby's Wharf, a wharf & industrial site on the south bank of the Thames, and taking its name from Samuel Enderby, a maritime entrepreneur who founded a shipping company in the 18th-century, comes the Enderby Wharf Development, built by Barratt Homes which was launched back in 2014.

Ever-popular with first time buyers, investors and downsizers, the development offers both concierge services & a residents only gym which is open 24 hours. Compared to many developments locally, Enderby Wharf offers relatively low service charges, due to the fact the residents have set up a Right to Manage company, taking over the management of the development from First Port giving residents far more control over how their service charge is spend. Also the shared gardens are very well looked after.

Outside

One of the standout features of Enderby Wharf 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 & Royal 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









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Approximate Gross Internal Area
90.8 sq m / 977 sq ft

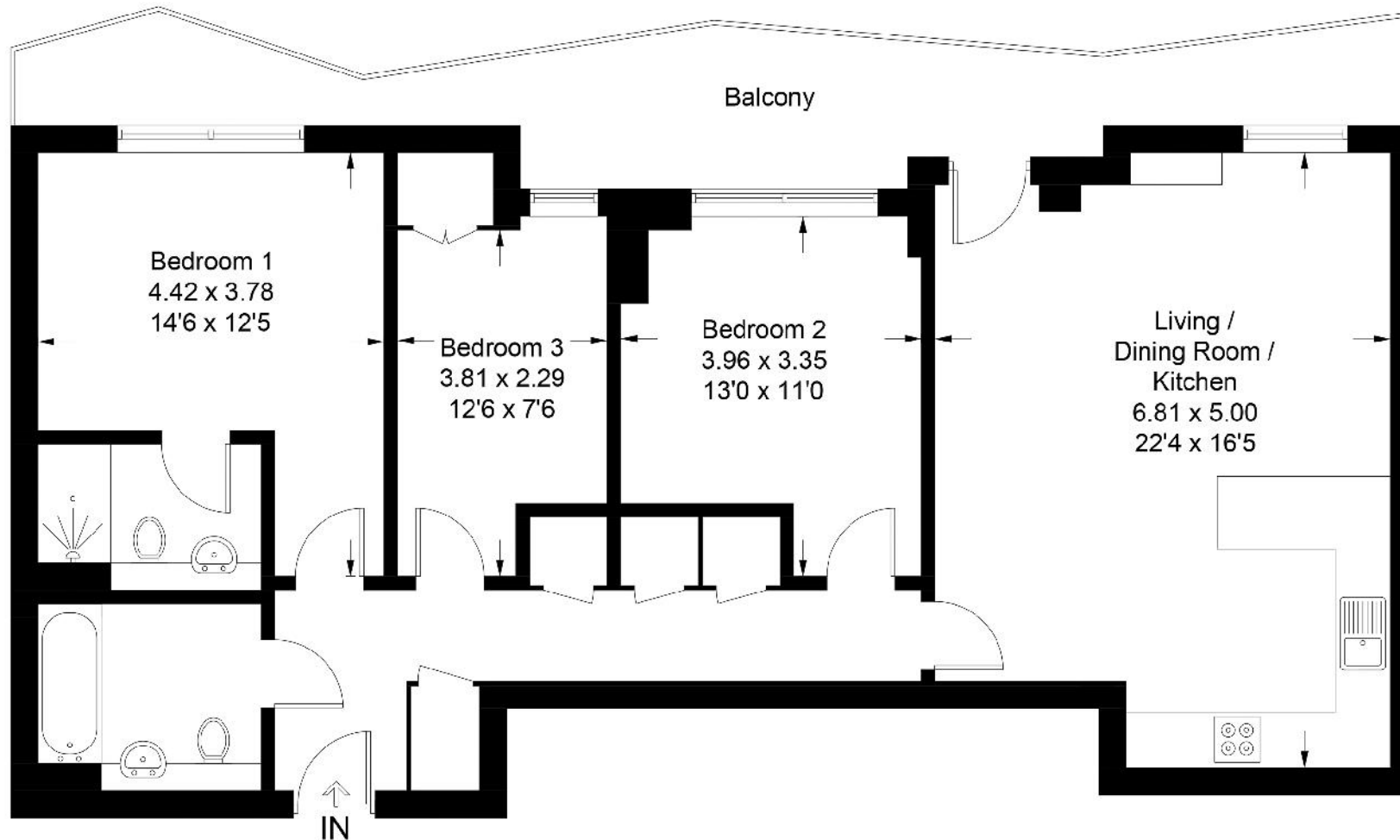


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