



Caledonian Point, Norman Road, Greenwich, SE10 9QX



Caledonian Point, Norman Road, SE10

leasehold

Situated on the 6th floor, less than a 10-minute walk from Greenwich Station, this spacious and immaculate two bedroom, two bathroom flat comes to market. Boasting over 815 sq. ft. of internal space, and a completely separate kitchen, this is the perfect property for first time buyers & downsizers alike.

Key Features

- EWS1 Compliant
- Sixth Floor
- Approx. 816 Sq. Ft. (75.8 Sq. M.)
- Less than 10-Minute Walk to Station
- Two Double Bedrooms
- Lease Remaining: **117 years**
- Service Charge: **£2,110.32 P/A**
- Ground Rent: **£300 P/A**
- Council Tax Band: **D**
- EPC Rating: **B**

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms. The reception room is a generous size at 23'1 x 11'3 with a door leading to the private balcony to the front. The kitchen is arranged with an array of eye and base level units and integrated appliances, completely separate to the reception room. Both bedrooms are large double rooms, however the primary bedroom benefits from both a built-in wardrobe & en-suite shower room and completing the property is the family bathroom laid out with toilet, hand basin and bathtub.

Caledonian Point is located on Norman Road in West Greenwich, just a short 10-minute walk to Greenwich Station and just a short 0.3 mile walk away from Greenwich town centre which offers an excellent array of shops including a large Waitrose just a few minutes walk away. There is also a great selection of local restaurants and cafés on the high street.



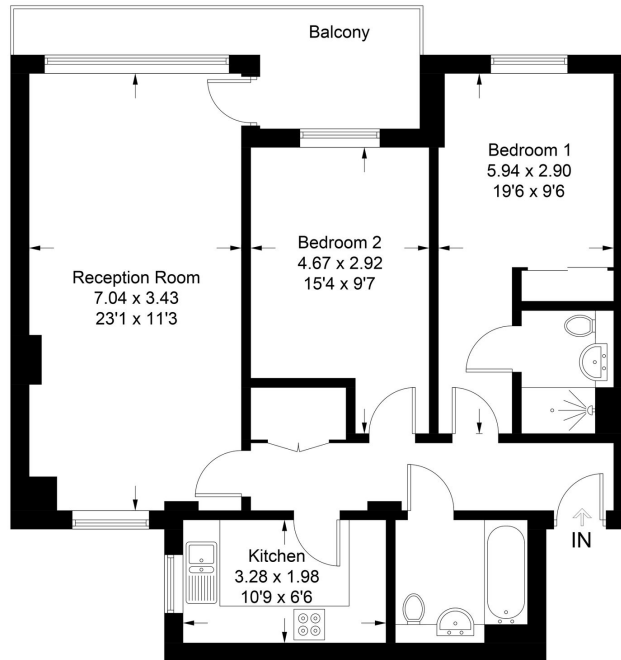






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Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Sixth Floor

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