



Jubilee Court, 20 Victoria Parade, Greenwich, SE10 9FJ



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Leasehold (982 years remaining)

Boasting a full length balcony, and stunning views over the River Thames, this immaculately presented home comes to market in the popular New Capital Quay Development. Offering three-bedrooms and over 900 Sq. Ft. of internal space, this is perfect for first time buyers & downsizers alike.

Key Features

- Stunning Views over Canary Wharf
- Immaculately Presented Interiors
- 134 Sq. Ft. of External Space
- 913 Sq. Ft. Internally
- On-Site Concierge Service
- 5-Minute Walk to DLR Station
- Perfect for First Time Buyers
- Ideal for Downsizers
- 2-Minutes from Waitrose
- Close to Greenwich High Street

The Property

Located on the 5th floor, the accommodation comprises a welcoming entrance hallway with large storage cupboard & doors leading to all rooms. The reception room is a generous size at 21'10 x 10'2 having been tastefully decorated in neutral tones as well as breath-taking views of Canary Wharf from the sofa. There is ample space for a dining table and a door leading out to the full-length balcony boasting views of the River Thames, Canary Wharf & The City. The kitchen has been thoughtfully arranged with an array of eye and base level units & built-in appliances and finished with high quality work surfaces.

The Primary Bedroom is a generous double room at 16'5 x 8'10 with built-in wardrobes with custom made mirrors and an en-suite shower room, complete with toilet, hand basin & shower cubicle. The second bedroom is currently being used as a children's bedroom has built in wardrobes, but would also make a fantastic guest room, and the third-bedroom would make a perfect home office or further guest room also with built in wardrobes and custom fitted mirrors. Completing this stunning home is the family bathroom complete with toilet, hand basin and bathtub.

| Service Charge: £4229.32 | Ground Rent: £350 | Lease Length: 982 Years |
| Council Tax Band: E | EPC Rating: B |





Seller Comments

We have absolutely loved living in Cutty Sark / Greenwich over the last 4 and a half years which is really down to everything the area offers and the amazing development that New Capital Quay is. The only reason we are leaving is to move closer to family in the Hertfordshire area and we cannot recommend the area and development enough.

We moved in 2020 during the pandemic and living right next to the river and a short 10 min walk to Greenwich Park have been absolute life savers since as we have pretty much been going on daily walks along the river and in the park which is a real luxury if you live so centrally in London.

In terms of local restaurants, cafes, pubs and entertainment options, it never ceases to amaze us how many new options and venues keep popping up in the area and we have really made the most of the fresh food stalls at Greenwich market on weekends, the National Maritime Museum, the Picturehouse cinema which is only a short walk away and everything else the Greenwich high street has to offer including several different bakeries (think there are now 4-5 in total!) and historical pubs.

As parents to a young baby, it has been absolutely essential to have access to several great playgrounds in the area (including at Greenwich Park), the kids play areas provided at the National Maritime Museum and the many playgroups that Greenwich has to offer. We have also been thoroughly impressed by the offering of high quality nurseries both within the New Capital Quay development and other options that are only a short walk away.

In terms of New Capital Quay as a whole, we genuinely do not think there is a better development in the area. Waitrose and Costa are literally a stone's throw away from our flat and we can hear the river waves from our bedrooms which makes living here so peaceful. Our neighbors are all friendly and supportive and we have had a real community feel while living here (including by benefiting from a residents only WhatsApp group where everyone shares helpful tips and advice regarding the development and life in general!).

While Greenwich provides an oasis of calm where we are surrounded by nature, living in New Capital Quay means we have benefited from the excellent transport links. Cutty Sark DLR station is only a 5 min walk away and takes me straight to work in the City within 20 mins and Greenwich train station is only a 7 min walk away and provides my wife with a direct train into London Bridge in 9 mins.









Jubilee Court, SE10

Approximate Gross Internal Area = 84.8 sq m / 913 sq ft

Balcony = 12.5 sq m / 134 sq ft

Total = 97.3 sq m / 1047 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157329)