



Gooch House, 2 Telcon Way, Greenwich, London SE10 0XL





# Gooch House, Greenwich, London, SE10

## Leasehold (994 years remaining)

*Benefitting from allocated parking, impressive views over the river Thames, and no onward chain, this stunning 8th floor apartment is situated a short walk from the Jubilee Line, DLR and mainline trains to London Bridge.*

### Key Features

- 1 Bedroom, 1 Bathroom
- Views over Canary Wharf
- Private Balcony
- Secure underground Parking
- Close to Royal Greenwich Park
- Impressive Interiors
- Lift in Block
- Perfect First Home
- Council Tax: **C**
- EPC: **B**

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### The Property

Coming to the market newly renovated, it boasts 533 sq. ft. Of internal space making it the perfect property for first-time buyers and downsizers alike.

A generous entrance hallway leading off to all other rooms and featuring a large utility cupboard. The open plan reception room/kitchen is a generous size at 18'8 x 14'5 sq. ft. and has been recently redecorated in neutral tones, A feature window and door leads on to the private balcony, offering impressive views over Canary Wharf and the City. The kitchen has been thoughtfully arranged including integrated appliances and finished with high quality quartz worksurfaces.

The very large bedroom measuring 12'9 x 13'2 sq. ft. features a newly fitted carpet, floor to ceiling window flooding the room with natural light, and excellent storage space in the ample built-in wardrobes with space to extend even further. Completing the property is the family bathroom, bitted to a high standard including full-size bathtub and overhead shower. Separately, the flat benefits from an allocated parking space within the development.









## Top Three Things Our Sellers Love About Their Home

- 1** Low running costs thanks to high energy efficiency that keeps monthly utility bills low. I've hardly ever had to use the heating.
- 2** High quality finish especially noticeable in the bathroom and kitchen which are a pleasure to use.
- 3** Sense of privacy, not being overlooked and having a private balcony and excellent sound-proofing. That said, the neighbours are lovely.

## Top Three Things Our Sellers Love About The Area

- 1** Local amenities including direct access to the River Thames and a number of parks within a short distance, as well as first rate local bakeries and cafes.
- 2** Proximity of three lines of public transport making all of London easily accessible, as well as the benefit of a parking space. Proximity of three lines of public transport making all of London easily accessible, as well as the benefit of a parking space.
- 3** The combination of Greenwich's old-world charm vs. all the practical amenities of Charlton's choice of shops and supermarkets from Aldi to M&S

## General Information

Parking Arrangements - Allocated space within the development

- Council Band - C
- Leasehold - 992 years remaining
- Yearly Service Charge: £2,398
- Yearly Ground Rent: £300

## Average Bills Per Month

- Electricity -£30
- Water - £42
- Heating and hot water - £25

\*\*\*\*All property information, service charge, ground rent and lease length have been provided by the owners, we advise you to seek further legal clarity via your solicitor\*\*\*\*







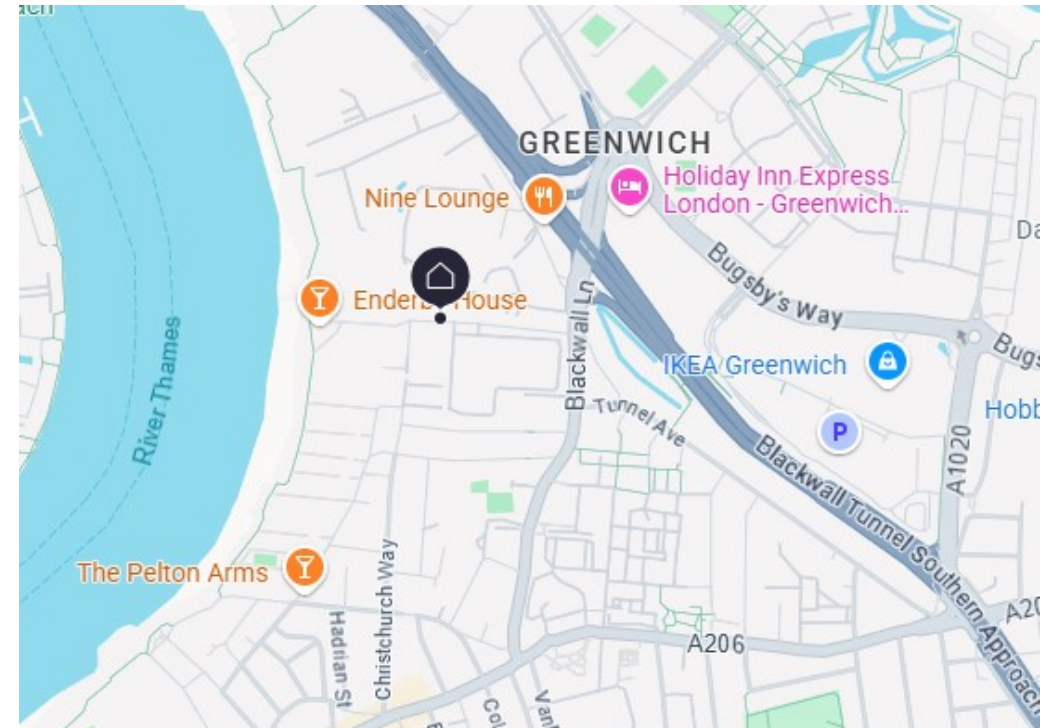








## Location



Within 4 minutes to  
North Greenwich  
station (Jubilee Line)



Within 13 minutes for  
the Cutty Sark DLR and  
14 minutes for  
Greenwich mainline  
station



18 minutes drive from  
City Airport via the  
A102.  
53 minutes drives via  
the M25 to Gatwick  
Airport and also 1 hour  
30 minutes via M4 to  
Heathrow Airport



Within 13 minutes walk  
to Royal Greenwich  
Park with a number of  
smaller parks on your  
doorstep.



## *Gooch House, SE10*

Approximate Gross Internal Area = 49.5 sq m / 533 sq ft



## *Eighth Floor*

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176685)

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