



Granite Apartments, 30 River Gardens Walk, Greenwich SE10 0GB



Granite Apartments, Greenwich SE10

Leasehold (985 years remaining)

Offered to market on a chain-free basis and situated on the fifth floor of the ever popular River Gardens development, this charming and spacious one bedroom flat comes to market.

Key Features

- Large wrap around balcony
- Stunning Thames river views
- Storage cage
- Council Tax: **B**
- Service Charge: **£3,290 P/A**
- Ground Rent: **£300 P/A**
- Great transport links
- EPC: **B**



The Property

Boasting an impressive wrap-around balcony. Offering views over the river as well as Greenwich Park and over 600 sq. ft. of internal living space, this stunning flat is perfect for first time buyers & downsizers alike.

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms, a large built-in storage cupboard & a separate utility cupboard.

The reception room / kitchen is a generous size and offers direct access out to the large balcony, wrapping around two sides of the flat. The kitchen has been thoughtfully arranged with an array of eye and base level units and integrated appliances, and there is also space in the reception room for a dining area.

The bedroom is a large double room at 14'6 x 11'5 with built-in wardrobes, and completing the flat is the family shower room, complete with toilet, hand basin & walk-in shower.





The Development

The River Gardens Development is Greenwich's premier development, offering residents access to gym facilities, as well as a swimming pool, tennis courts & concierge services. Residents of Granite Apartments also have the added benefit of a storage cage located in the underground secure car park.

Built by London & Regional in 2014, Granite Apartments comprises 131 1, 2 and 3 bedroom luxury residences. Each apartment has been finished to the highest specification with Italian custom designed kitchens, large en-suite bathrooms with under floor heating, a video entry system and pre-wired satellite TV connection designed to create sophisticated contemporary London living by maximising both space and light throughout.

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 Enderby Wharf development close by, the Cutty Sark pub, Midpoint Restaurant and Trafalgar Tavern to name just a few.

****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



The property is located just a short walk along the Thames path to the Cutty Sark DLR station



The property is located 0.3 miles from Maze Hill mainline station with direct access to London Bridge & Cannon Street



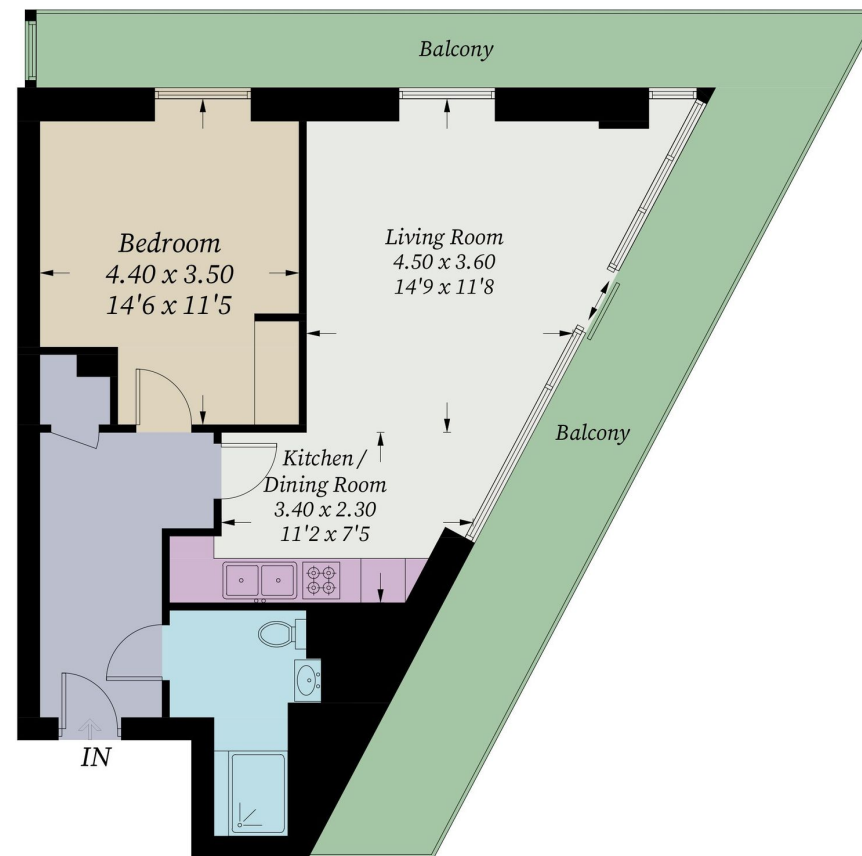
The property is located 4.4 miles from London City Airport, 44 miles from London Gatwick Airport & 23 miles from Heathrow Airport



Royal Greenwich Park is just on your doorstep, with beautiful surrounds, views of Canary Wharf in the distance, ideal place for picnics or just walking the dog.

Granite Apartments

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243376)

22 College Approach,
Greenwich Peninsula, SE10 9HY
Tel: 020 8463 6759

Sales, Lettings & Property Management

residential.jll.co.uk

