



Lambarde Square, Greenwich, London SE10 9GB



# Lambarde Square, Greenwich, SE10

## Leasehold (989 years remaining)

This stunning 4th floor apartment comes to the market boasting generous living space throughout. Situated half a mile from Maze Hill Station, and with the additional benefit of an EWS1 in place, this property is the perfect home for first time buyers & commuters alike.

### Key Features

- 3 Double bedrooms, 2 Bathrooms
- Light and spacious throughout
- Excellent transport links
- Council Tax: **D**
- Service Charge: **£5,200 P/A**
- No ground rent
- No onward chain
- EPC: **B**

The accommodation comprises; a welcoming entrance hallway with two large storage cupboards and doors leading to all rooms. The reception room / kitchen is a large open place space providing ample room for separate living & dining areas. The kitchen has a centre island and benefits from wall and base units with integrated appliances. To the back of the kitchen, there is space for a dining table, or for a working from home space and opens onto a large private balcony with far reaching London views. The main bedroom is a generous double at 28'2 x 10'0 boasting both a fitted wardrobe and a large en-suite shower room. The second and third bedrooms are also really good double bedrooms. Completing the property is the family bathroom.

Greenwich Square is ideal for those looking to live within the Royal Borough of Greenwich. It is just a short distance from the historic town centre, the Royal Observatory, Greenwich Park, and Greenwich Market, and enjoys a variety of shops, restaurants and pubs on the Trafalgar Road. It is also a short bus ride away from vibrant Blackheath & North Greenwich. The area offers excellent transport links, including nearby rail, underground, and DLR stations













## Lambarde Square, SE10

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft



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