



## BLACKWALL LANE, LONDON, SE10

£300,000

\* VIRTUAL TOUR AVAILABLE \* Goldman Greg are delighted to offer this one bedroom ground floor apartment presented in excellent condition and finished to a high specification throughout. The property is currently tenanted until the 31st December 2024 achieving £21,600 pa.

The apartment benefits from an open plan kitchen and living room, modern bathroom and direct access to a private terrace area with large patio doors.

Blackwall Lane is conveniently located just a short walk to both Westcombe Park and Maze Hill mainline stations (London Bridge, Cannon Street and Thameslink). Both the Thames path and several transport links are close by including Westcombe Park, North Greenwich (Jubilee) and the A102 offering great access around London by road.

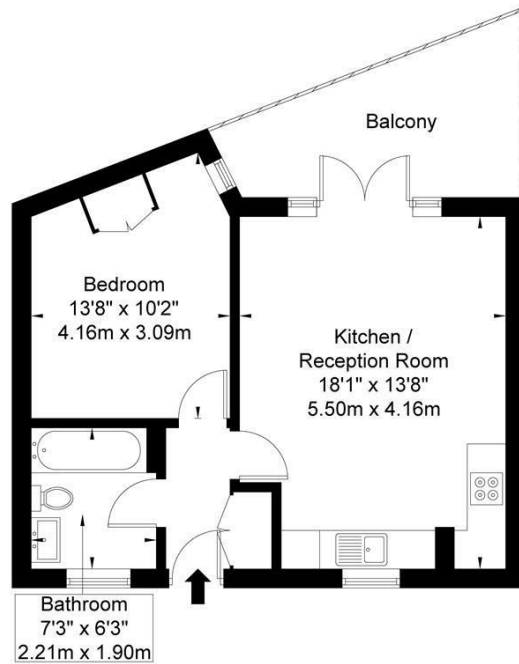
Backing onto a quiet street, located a short distance from the River Thames and the O2 arena. Greenwich Village and Blackheath Village are nearby and within a 15 minute walk.



Goldman Greg

# Blackwall Lane, SE10 0SP

Approx. Gross Internal Area = 42.2 sq m / 454 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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