



Maurer Court

John Harrison Way, SE10

Asking Price £550,000

A beautiful 7th floor, 2 bedroom 1 bathroom apartment, with a generous private roof terrace and views over the River Thames, in the Greenwich Millennium Village development. The property is located close to North Greenwich tube station.



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- 800sq ft 2 Bedroom 1 Bathroom Apartment.
- Wrap-around Roof Terrace
- TWO Allocated Parking Spaces!
- East-Facing Viewings Toward River Thames
- Located close to North Greenwich Jubilee Line station, O2 Centre & retail outlets.
- B2-rated EWS1 form - developers to remediate at their own cost.



This two bedroom apartment is truly "best in class" and has been lovingly maintained by the current owners. Offering in excess of 800sq ft, the accommodation comprises of two generous double bedrooms, a good-sized family bathroom suite and a fantastic open-plan reception area, with fully integrated kitchen and access to a sublime, wrap-around roof terrace offering exceptional Thames views. The GMV development itself benefits from a 24 hour concierge service. The apartment also benefits from two allocated parking spaces, perfect for family and friends visiting, or those who have multiple vehicles.

Maurer Court is located close to local amenities. Greenwich Millennium Village is situated within 1km of North Greenwich Jubilee Line station for easy access to Canary Wharf, & The West End, or to Stratford, Westfield shopping centre. The O2 Centre is located next to North Greenwich station & now boasts a huge variety of bars, restaurants, shops & amenities to satisfy the most discerning "Peninsulists".

The Thames pathway offers a lovely riverside walk in either direction while there are also some lovely green spaces nearby including the local ecology park. Greenwich Town Centre & Greenwich Park are also easily accessible, as are a number of supermarkets & shops at the Greenwich Retail Park including the new IKEA & Odeon Cinema.

Tenure: Leasehold 973 years approx. remaining.

Service Charge: £4,171 pa approx.

Ground Rent: £250 pa. Reviewed every 25 years from the Commencement Date of the Term, and increased as per the clause set out in Lease.

Local Authority: Greenwich London Borough Council

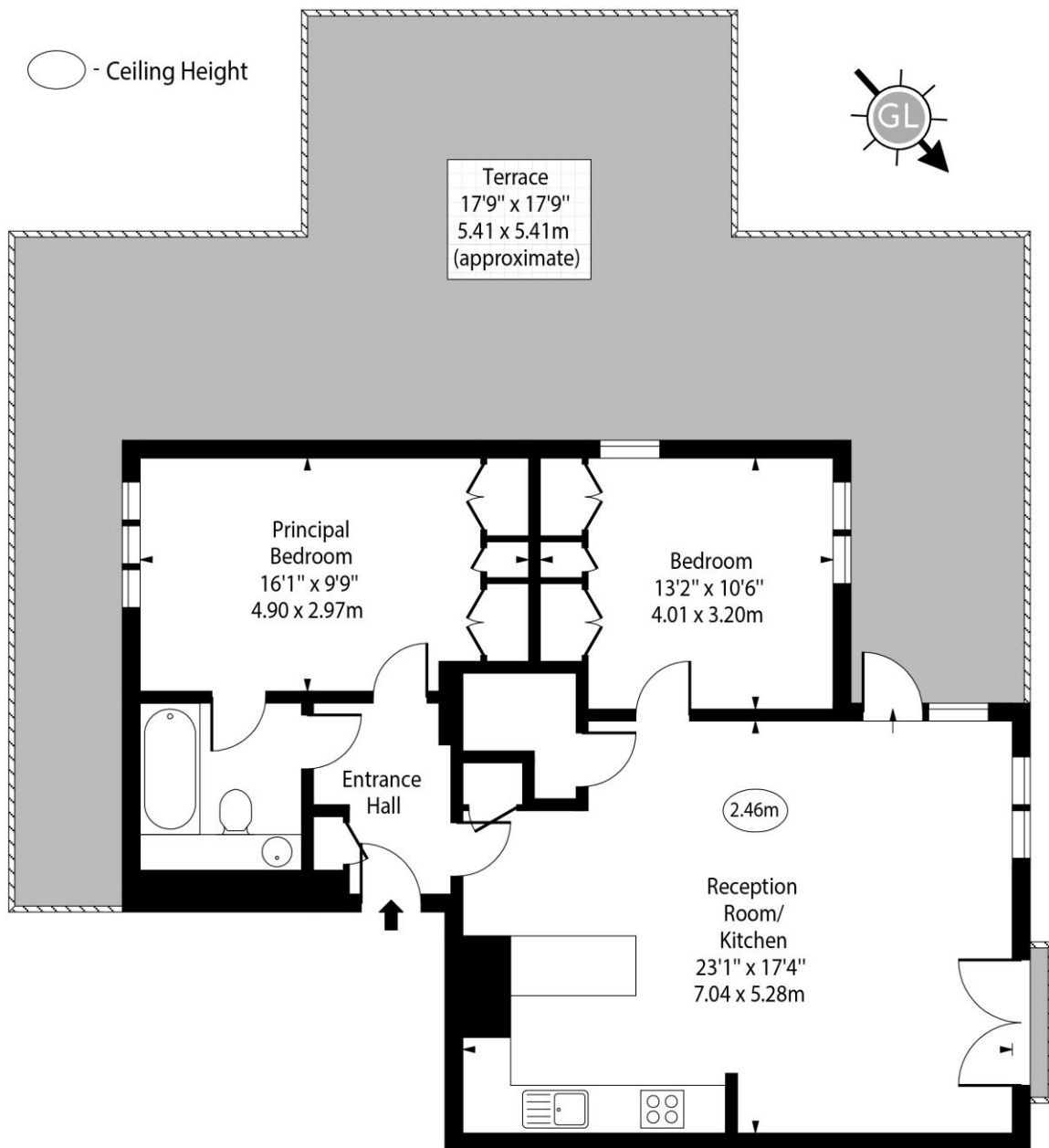
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Seventh Floor

Approx Gross Internal Area 805 Sq Ft - 74.78 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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