



# Barquentine Heights

4 Peartree Way, SE10

Asking Price £775,000

An exceptional, split-level penthouse 3 bedroom apartment of over 1,200sq ft. laid out over the 9th & 10th floors of Barquentine Heights, part of the wider Greenwich Millennium Village development.



# Barquentine Heights

## 4 Peartree Way, SE10

- Split Level Penthouse
- 9th & 10th Floor
- 1,238sq ft Internal Living Space
- Multiple Balconies & Terraces
- Fantastic Greenwich Location
- Greenwich Jubilee Line 1.1km
- Walking Distance to the O2





This 1,238sq ft penthouse property comprises three double bedrooms, two three-piece bathroom suites, and expansive open-plan kitchen-dining-reception room, with wooden flooring throughout. The living space benefits from floor-to-ceiling windows that flood the room with natural light. Additionally, there are multiple balconies offering views out over the River Thames and also inward over the top of the Greenwich peninsula skyline, towards the O2.

All three bedrooms are generous in size, maintained to a high standard, and the principal bedroom benefits from a large wardrobe space and a private en-suite bathroom. The GMV development itself benefits from a 24 hour concierge service. The apartment also benefits from an allocated parking space, perfect for family and friends visiting, or those who have multiple vehicles.

Barquentine Heights is located close to the local amenities and the 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".

**Tenure:** Leasehold 986 years approx. remaining.

**Service Charge:** £6,446 pa approx.

**Ground Rent:** £600 pa. Reviewed every 15th anniversary from the Commencement Date of the Term and increased based on Capital Value of the Block.

**Local Authority:** Greenwich London Borough Council

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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