



**FELIKS AUGUSTINE**

PROPERTY SALES AND LETTINGS



## 4 Little Thames Walk London

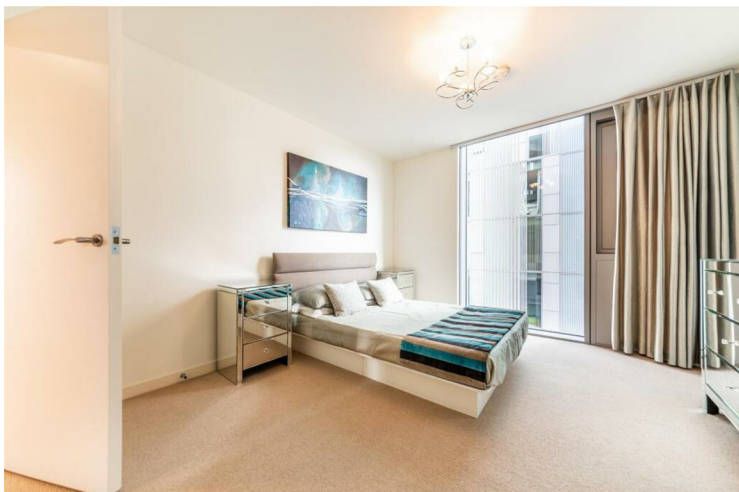
**£3,500 Per**

This impressive flat is spacious and finished to a high specification. The property has three well-proportioned bedrooms and two modern bathrooms, making it an ideal home for families or professionals.

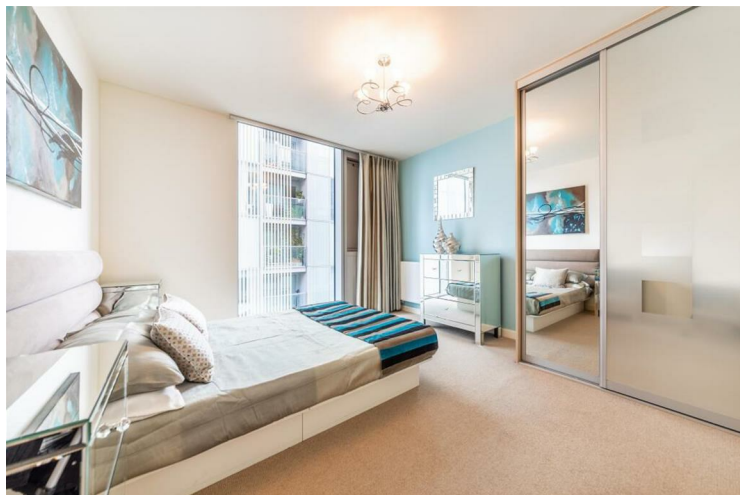
The flat is situated within a prestigious up-market development, ensuring peace and tranquility. The large open-plan reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise space and light, creating a warm and inviting environment.

Location is key, and this property does not disappoint. Located just 400-metres from Central Greenwich, where you can explore a vibrant array of late-night shops, pubs, clubs, cafes, and restaurants. For those commuting, the Cutty Sark DLR station is conveniently close, offering excellent transport links to Canary Wharf, Bank, and Tower Gateway. Additionally, the Greenwich rail station is only a five-minute walk away, providing rapid access to London Bridge, Cannon Street, and Charing Cross. For added convenience, underground secure car parking is available at an extra cost.

What a previous resident said - 'We loved living here. The flat is amazing. The location superb with a late night Tesco and Sainsbury express store just 100 metres away. The concierge was also very helpful and gave us a great sense of security not that it was needed as it is a very safe and convenient location. We are sorry to be leaving but work takes us away.'

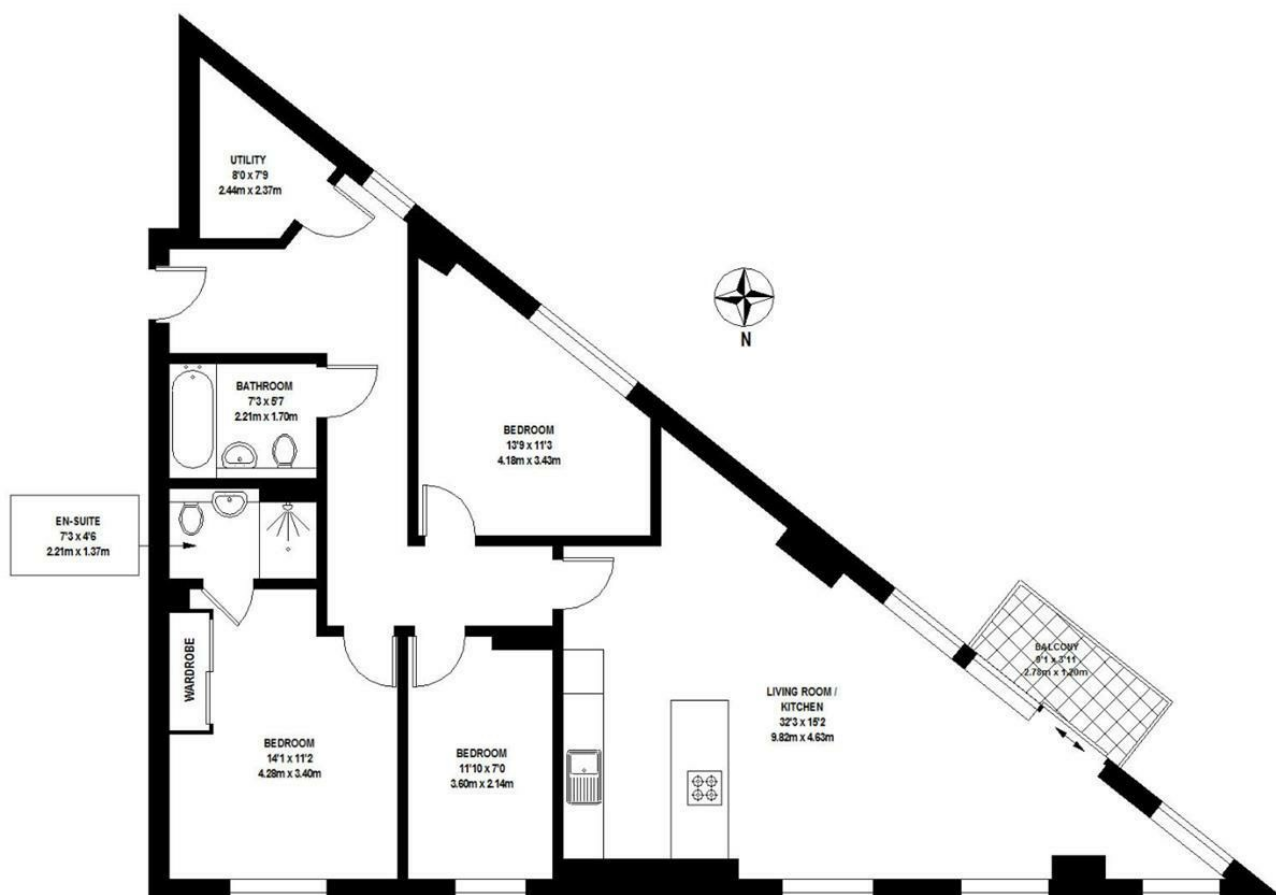


- 1 ensuite double bedroom and 2 double bedrooms sharing a family bathroom • Open plan furnished flat on 4th floor • Walking distance to Greenwich and Deptford BR/DLR Stations



- Walking distance to Maritime Greenwich, Thames River, and Royal Greenwich Park
- Local amenities such as Tesco, Waitrose, and Costa
- 24 hour concierge, private balcony, spacious living room, dishwasher, and modern finishings.





**TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.66 SQ.M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 84      | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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