Cranbrook Lettings
We make it simple
SALES • LETTINGS • MANAGEMENT

Asking Price £675,000

Meridian Point, London, SE8



3 Bedrooms

2 Bathrooms

713 Cranbrook Rd, Ilford, IG2 6RJ | ilford@cranbrooklettings.com

02085502600

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We are delighted to present this top floor duplex apartment set within one of the most sought-after developments in the Millenium Quay. Boasting two large roof terraces and additional balcony, this three large double bedroom, two bathroom and two reception apartment is not to be missed.

Located within touching distance of the Greenwich stations and DLR, this property is perfectly situated for professionals, families and commuters.

Benefitting from expansive proportions, this split-level property boasts three large double bedrooms, a very large open plan kitchen-diner, with stairs leading to a roof-top lounge with dual access to both roof terraces, on opposite sides of the flat.

Secure underground parking.

Located in the heart of Greenwich, Meridian Point offers a unique opportunity for those seeking a modern urban lifestyle. Ample space for both relaxation and entertainment. The kitchen is equipped with modern appliances and sleek cabinetry, offering a functional space for culinary activities.

One of the standout features of this Duplex Apartment is the expansive terrace, which offers panoramic views of the cityscape. This outdoor space is ideal for enjoying the fresh air and can accommodate outdoor furniture for al fresco dining or relaxation.

The area is known for its vibrant community and historical landmarks, making it a desirable place to live.

The Apartment is allowing new owners to personalize the space to their taste. The building also offers secure entry and lift access, ensuring convenience and safety for residents.

Council tax Band : D . EPC Rating : B, Local Authorities: Royal Borough of Greenwich.

Contact us to arrange a viewing.

- Brand New Duplex Apartment
- Great Transport Links
- Off street parking
- Shops and amenities nearby
- Roof Terrace
- Balcony

- Bright open plan living
- Lots of natural light
- Three large double bedrooms

Agents Note (Lease Etc) - The above details have been provided in good faith and will need to be verified by the respective solicitors.

Cranbrook Lettings Ltd is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

Bedroom *17' 9" x 14' 9" (5.41m x 4.50m)*

Bedroom *14' 9" x 12' 2" (4.50m x 3.71m)*

Bedroom *17' 1" x 10' 2" (5.21m x 3.10m)*

Kitchen/Reception *21' 8" x 20' 4" (6.60m x 6.20m)*

Bathroom *6' 11" x 5' 7" (2.11m x 1.70m)*

Ensuite *6' 11" x 5' 7" (2.11m x 1.70m)*

Bedroom *15' 9" x 12' 6" (4.80m x 3.81m)*

Terrace *14' 9" x 13' 5" (4.50m x 4.09m)*

Terrace *15' 5" x 8' 2" (4.70m x 2.49m)*

Balcony *11' 10" x 3' 11" (3.61m x 1.19m)*

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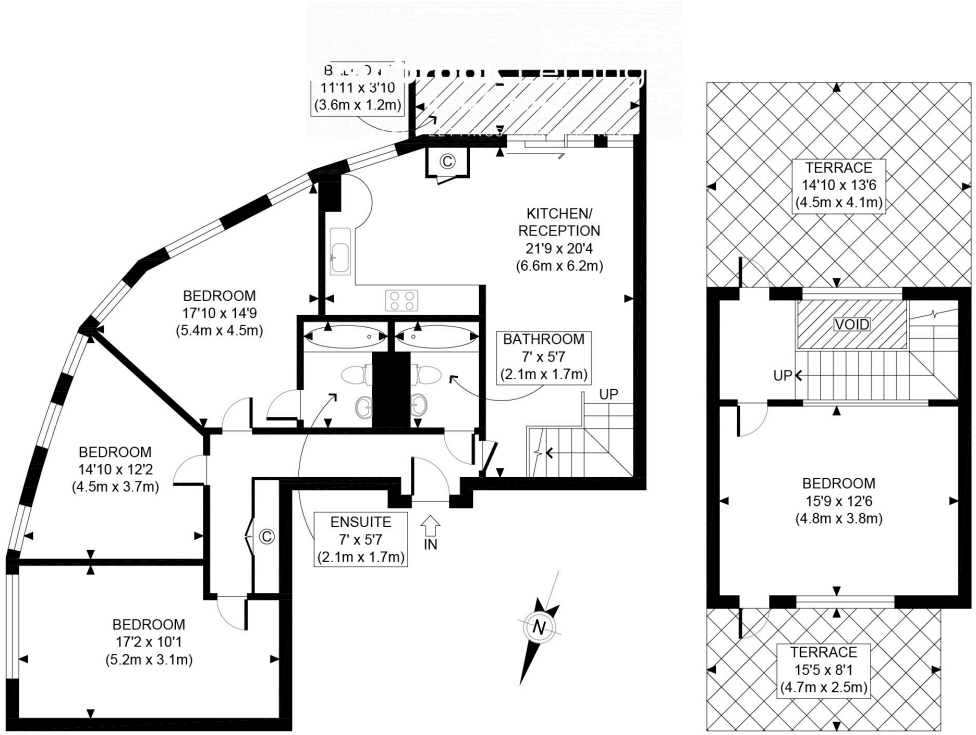

FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 964 SQ FT

FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 284 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1248 SQ FT / 116 SQM	MERIDIAN POINT
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/01/26
	photoplan

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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