



William Court

40 Greenwich High Road, SE10

Asking Price £450,000

A spacious dual-aspect 2 bedroom 2 bathroom apartment in a modern block in West Greenwich, William Court. The property is located in close proximity to both Greenwich mainline station, & Deptford Bridge DLR station for easy access to Central London. Offered chain-free.



William Court

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- Ground floor 2 bedroom 2 bathroom modern apartment.
- Low-rise modern purpose-built block.
- Communal garden.
- Located close to Deptford Bridge DLR & Greenwich mainline & DLR stations.
- Array of nearby local amenities: inc. shops, bars, cafes & restaurants.
- Offered chain-free with vacant possession.



A spacious dual-aspect 2 bedroom 2 bathroom apartment in a modern, low-rise block in West Greenwich, William Court. The property is located in close proximity to both Greenwich mainline station, & Deptford Bridge DLR station for easy access to Central London, Canary Wharf, & The City. An array of local amenities are nearby, including cafes, shops, bars, & restaurants.

The property is offered chain-free with vacant possession.

Tenure: Leasehold – 113 years remaining approx.
Service Charge: £2,372pa approx.
Ground Rent: £400pa
Local Authority: Greenwich London Borough Council
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-91) B		
(69-80) C	80	80
(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		

Chestertons Canary Wharf & Greenwich Sales

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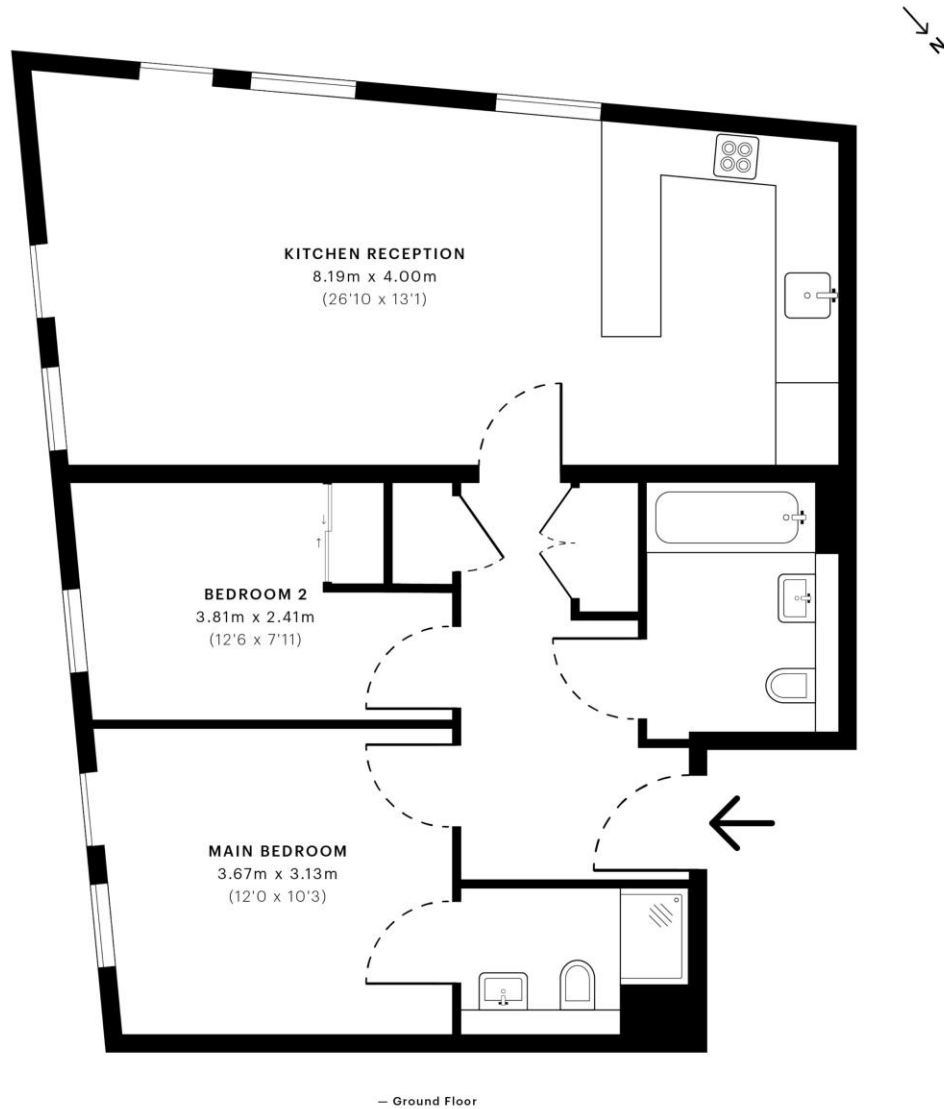


William Court, SE10

CAPTURE DATE 09/01/2023 LASER SCAN POINTS 54,795,855

GROSS INTERNAL AREA

69.05 sqm / 743.25 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.05 sqm / 743.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
65.46 sqm / 704.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlimited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.62 sqm / 762.03 sqft
IPMS 3C RESIDENTIAL 67.60 sqm / 728.84 sqft

SPEC ID 563b59ae42ce75a0dcf17e0f6

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