



## River Gardens Walk, London SE10

Guide price £465,000 Leasehold







## Description

This stunning third floor apartment has to be viewed to be fully appreciated within a short walk of Maze Hill mainline station and 20 minutes to Cutty Sark DLR Station.

The current owners present the property beautifully and have enhanced the feel through neutral and contemporary tones throughout. With a South facing aspect means that light floods into the apartment adding to the bright and airy feel throughout. Principally the property offers an open plan lounge, dining and kitchen area. This opens onto a sizable balcony with far reaching views to include the Royal Park and The River Thames to the side.

A large double bedroom with access to the balcony, and a beautiful bathroom.

The River Gardens remains one of the most popular developments on the Thames and in the South East, Popular with City professionals and having the added benefit of a 24 hour concierge, swimming pool and leisure facilities we feel this property represents a real find.

Early viewings are highly recommended.

- 1 Bedroom
- 1 Bathroom
- 3rd Floor apartment
- South-facing balcony
- Approx. 621.1 sq ft (57.7 sq m)
- Close to mainline station
- Beautifully presented throughout
- 24 Hour concierge services
- Gym and swimming pool
- EPC: B

# Floorplan

621 sq ft | 58 sq m



## Granite Apartments, SE10

CAPTURE DATE  
10/01/2020

LASER SCAN POINTS  
20,968,516

GROSS INTERNAL AREA  
57.7 Sqm / 621.1 Sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
57.7 Sqm / 621.1 Sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features,  
Includes washrooms, restricted head  
55.7 Sqm / 599.2 Sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.6 Sqm / 49.8 Sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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  
62.7 Sqm / 674.5 Sqft

IPMS 3C RESIDENTIAL  
60.6 Sqm / 652.6 Sqft

SPEC ID  
5e1458aba733d90c82c8eabc

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*Urban living, your way.*

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