



**GRANITE APARTMENTS,
GREENWICH SE10**





This stunning top floor two double bedroom apartment benefits from easy access to London's main transport systems. The Thames River Boat provides direct connection to Canary Wharf and the travel time, from the mainline station at nearby Maze Hill, to London Cannon Street is just 18 minutes. The property is also just a short riverside walk from the Cutty Sark DLR.

With shops, restaurants, bars and the wide-open spaces of Greenwich Park nearby, there are a wide range of leisure activities within easy reach.

The accommodation consists of a spacious living area with a high ceiling that gives a pleasing sense of light and space, floor to ceiling windows in each room with fantastic views towards Canary Wharf and beyond, access to the extensive balcony from both the living area and master bedroom an open-plan kitchen with white high-gloss units and integral appliances. Generously sized double bedrooms with fitted wardrobes and an ensuite bathroom in the master bedroom an additional contemporary family bathroom.

River Gardens is a riverside development in which all communal areas and grounds are professionally maintained to the highest standard.

FOR MORE INFORMATION CALL +44 (0)20 8858 9986 OR EMAIL greenwichsales@eu.jll.com

- 2 Double bedrooms
- 2 Bathrooms
- Large private balcony
- Seventh floor apartment
- Stunning river views
- Close to Maze Hill and Cutty Sark DLR stations
- 24 Hour concierge
- Parking
- On-site leisure facilities including pool and gym
- No onward chain
- EPC: C

PRICE
£730,000

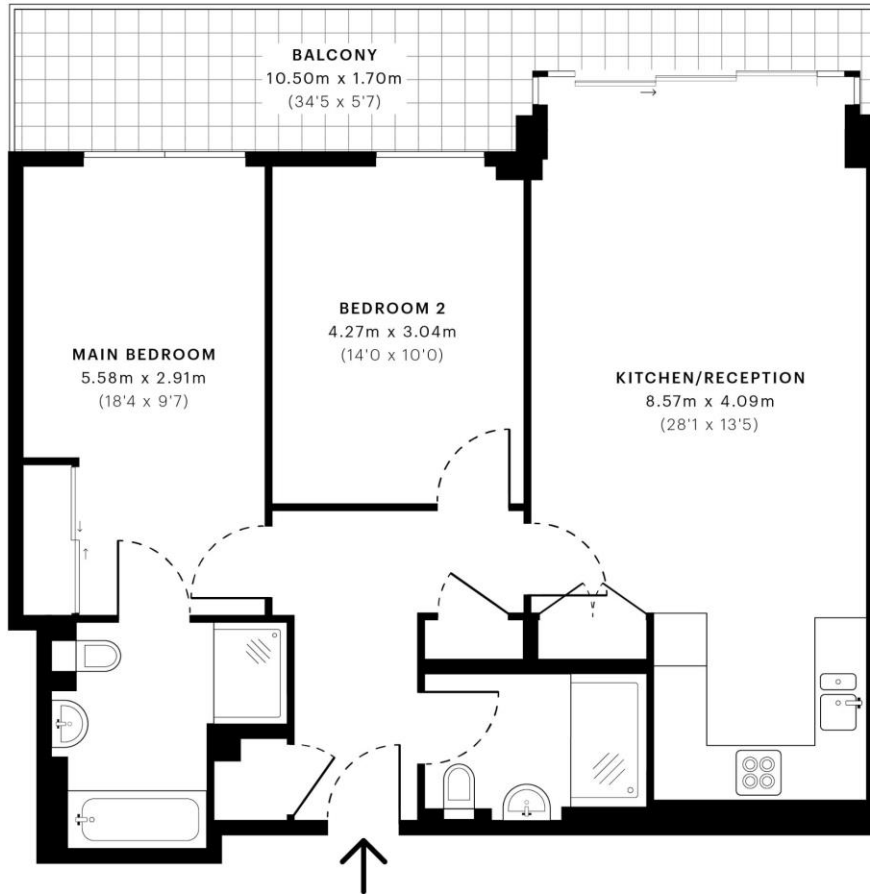
GROSS INTERNAL AREA
901.15 sq ft (83.72 sq m)

LOCAL AUTHORITY
Royal Borough of Greenwich

Residents also enjoy 24hr concierge services and the use of an on-site gym, swimming pool and private tennis court all of which are included within the service charge.

Early viewings are highly recommended.

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GROSS INTERNAL AREA (GIA)
The footprint of the property
83.72 sqm / 901.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
79.51 sqm / 855.84 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
15.15 sqm / 163.07 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
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 98.89 sqm / 1064.44 sqft
IPMS 3C RESIDENTIAL 95.41 sqm / 1026.98 sqft

SPEC ID 60239b75a26f6d0dd5ea5a9a

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