



**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.

This top-floor accommodation consists a spacious living area with double-height ceilings giving a pleasing sense of light and space, as well as fantastic views across to Canary Wharf and beyond. The living area includes an open-plan kitchen with white, high-gloss units and integral appliances. Two generously sized double bedrooms benefit from floor-to-ceiling windows, with fitted wardrobes and en-suite bathroom featuring in the master bedroom. There is a separate, contemporary family bathroom. Access to the extensive balcony is from both the living area and master bedroom.

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.

- 2 Double bedrooms
- 2 Bathrooms
- Large private balcony
- Top Floor with double height ceilings in living area
- Stunning river views
- Secure underground parking
- Close to mainline and DLR stations
- Close to Cutty Sark DLR station
- Riverside development
- Gym, swimming pool and tennis court
- 24 Hour concierge
- EPC: B

#### PRICE

OIEO £700,000

#### GROSS INTERNAL AREA

901.15 sq ft (83.72 sq m)

#### LOCAL AUTHORITY

Royal Borough of Greenwich

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

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— Seventh Floor

**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 balconies, restricted head height.  
79.51 sqm / 855.64 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
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.

NET INTERNAL AREA: 79.51 sqm / 855.64 sqft  
GROSS INTERNAL AREA: 83.72 sqm / 901.15 sqft  
SPEC ID: 502238b7e2f6d0d5d6e6e6e6e6e6e6e6

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