



# Welland Street, London SE10

Guide price £435,000 Leasehold







# Description

Charming two-bedroom flat offering stunning Thames river views from the lounge in the heart of historic Greenwich. Perfect central location with easy access to DLR, mainline stations, and Greenwich's renowned attractions.

The flat's standout feature is the spectacular Thames river views from the lounge with Canary Wharf in the distance, creating a serene backdrop for daily life while connecting residents to London's most iconic waterway. Natural light floods through the living space, enhanced by the elevated position and open river aspect. The two well-proportioned bedrooms provide comfortable accommodation, complemented by a modern bathroom that serves the property efficiently.

Greenwich's unique character combines royal history with contemporary London living. The area pulses with cultural energy, from the National Maritime Museum and Cutty Sark to the expansive Greenwich Park with its panoramic city vistas from the Royal Observatory. The UNESCO World Heritage site status ensures the neighbourhood's architectural integrity while supporting a thriving community of independent shops, markets, and riverside pubs.

Transport connections are exemplary, with Cutty Sark DLR station providing swift access to Canary Wharf and the City, while Greenwich mainline station offers direct routes to central London and beyond. The Thames Clipper service adds a scenic commuting option along the river.

The property represents an excellent investment opportunity in one of London's most desirable and historically significant areas, offering both lifestyle appeal and strong rental potential in this sought-after riverside location.

- Central Greenwich location
- Walk to both the Cutty Sark DLR & Greenwich mainline station
- Beautifully presented throughout
- Service Charge: £1,600 P/A
- Ground Rent: £10 P/A

Residential parking permit

EPC: C



## Coltman House

Approximate Gross Internal Area = 55.2 sq m / 594 sq ft



*Second Floor*

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234331)