



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ  
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

## LARKWOOD AVENUE GREENWICH



OIEO **£425,000 FOR SALE**

REF: 2861194

### **1 Bed, Purpose Built Apartment, Private Balcony**

Large Private Balcony - Excellent Modern Finish - Short Walk from Greenwich Park - Modern One Bedroom - Amazing Location - Minutes to Elverson Road Station

Spacious One Bedroom Apartment on the Eleventh Floor of a Modern Development that lies moments from the amenities-rich Blackheath Hill and Elverson Road station. Benefiting from a private balcony, concierge service and parking is at extra cost. Designed and finished to the highest standard, stretching across over 588 sq ft. It includes a large, delightful balcony that enjoys plenty of afternoon sun and can be accessed through the open-plan living area; ideal for enjoying your afternoon tea wit... [continued below](#)

**Train/Tube** - Elverson Road, St Johns, Lewisham, Greenwich

**Local Authority/Council Tax** - Lewisham

**Tenure** - Leasehold

**ludlow**thompson



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# LARKWOOD AVENUE GREENWICH



Reception / Kitchen



Balcony



Balcony



Balcony



Reception / Kitchen



Reception / Kitchen



# LARKWOOD AVENUE GREENWICH



Reception / Kitchen



Reception / Kitchen



Hall



Bedroom



Bedroom



Bathroom





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# LARKWOOD AVENUE GREENWICH



Exterior



Exterior



## LARKWOOD AVENUE GREENWICH



Spacious One Bedroom Apartment on the Eleventh Floor of a Modern Development that lies moments from the amenities-rich Blackheath Hill and Elverson Road station. Benefiting from a private balcony, concierge service and parking is at extra cost.

Designed and finished to the highest standard, stretching across over 588 sq ft. It includes a large, delightful balcony that enjoys plenty of afternoon sun and can be accessed through the open-plan living area; ideal for enjoying your afternoon tea with views of Canary Wharf. The property features a large double bedroom with a floor-to-ceiling window and a built-in mirrored wardrobe; a contemporary bathroom; built-in storage rooms; and a huge reception with a modern open-plan kitchen, fully fitted with mod cons.

Located 0.4 mile from Elverson Road DLR station and 0.6 mile from Deptford Bridge station (Overground). There is an abundance of amenities within short walking distance, including restaurants, pubs, local shops, green spaces, supermarkets and transport links. Nearby attractions include the popular Greenwich Park (0.7 mile), the National Maritime Museum (0.9 mile) and the Greenwich Pier / River Thames (1 mile).

### Tenure Details

Tenure - Leasehold

Lease Length - 119 years

Service Charges - £181 per month

Ground Rent - £250 per year



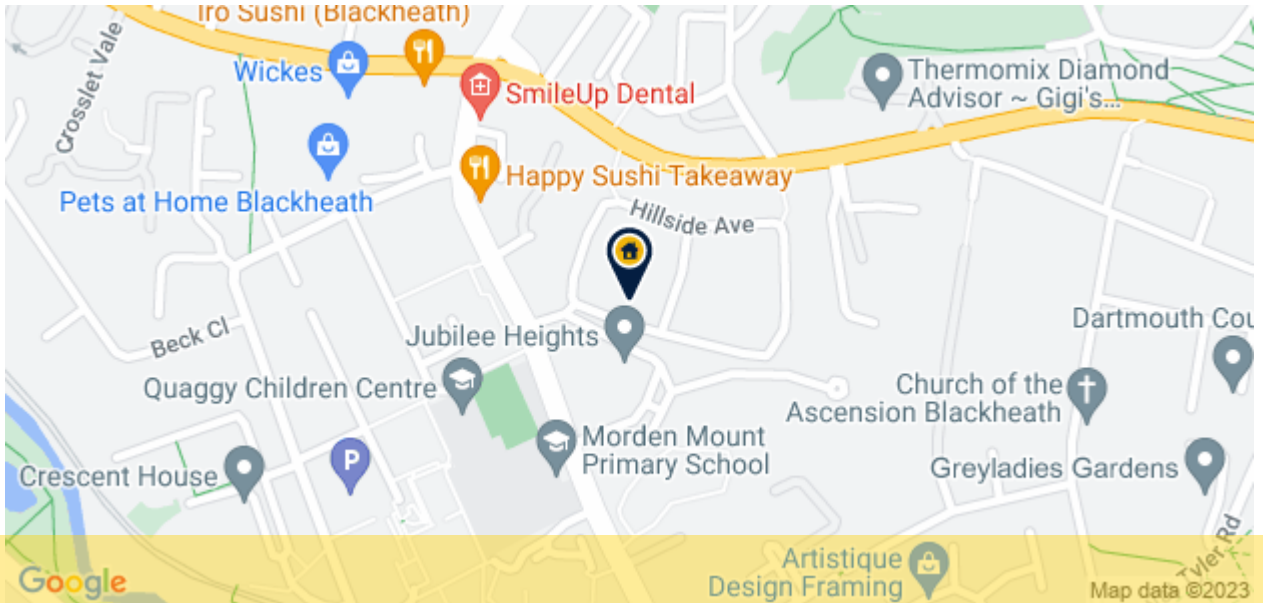
# LARKWOOD AVENUE GREENWICH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
UK 2005		



# LARKWOOD AVENUE GREENWICH



CALL 020 7101 0236

REF: 2861194

### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2861194

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.