

BAYLISS HEIGHTS

8 PEARTREE WAY, LONDON, SE10

Hamptons

THE HOME EXPERTS

THE PARTICULARS

Bayliss Heights, 8 Peartree Way, London, SE10

Offers Over £650,000
Leasehold

- **3 Bedrooms**
- **2 Bathrooms**
- **1 Reception**

Features

3 Bedrooms, A Well Presented Split-Level Maisonette, 1 Mile From North Greenwich Jubilee Line Station, Kitchen/Diner and Separate Reception Room, Patio, Array Of Local Amenities Nearby, Onsite Concierge

Council Tax

Council Tax Band E

Hamptons
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A 3 BEDROOM SPLIT-LEVEL MAISONETTE ON GREENWICH PENINSULA

The Property

A beautifully presented three bedroom split-level maisonette situated within a desirable development on the Greenwich Peninsula. On the ground floor is a spacious kitchen and dining room with the kitchen featuring fully integrated appliances and contemporary units and worktop. There is a separate reception room which, along with the kitchen, leads directly out onto the private patio area at the front of the property. On the ground floor there is also a guest WC and an abundance of additional storage. Moving upstairs there are three bedrooms with the principal bedroom featuring built-in wardrobes and an ensuite shower room. The two additional bedrooms are a good size providing great flexibility for families, guests and those who require a home office. The main bathroom suite is locating off the landing as well as further additional storage. Further benefits include onsite concierge and secure bicycle storage for residents.

Location

Bayliss Heights is located on the Greenwich Peninsula providing easy access to North Greenwich Tube Station which provides swift access to Canary Wharf, London Bridge and the West End via the Jubilee Line while the Thames Clipper provides an alternative way to commute. Nearby the O2 Arena offers an array of shops, restaurants, bars and a cinema for local residents to enjoy. There are a number of larger shops and supermarkets nearby including Ikea, Sainsbury's and Marks and Spencer. For families, the property is currently in the catchment area for the very popular and "outstanding" rated Millennium Primary School.



Important Information

Lease expires	call for details
Ground rent per annum	£500.00
Ground rent review date	call for details
Service charge per annum	£3,783.80

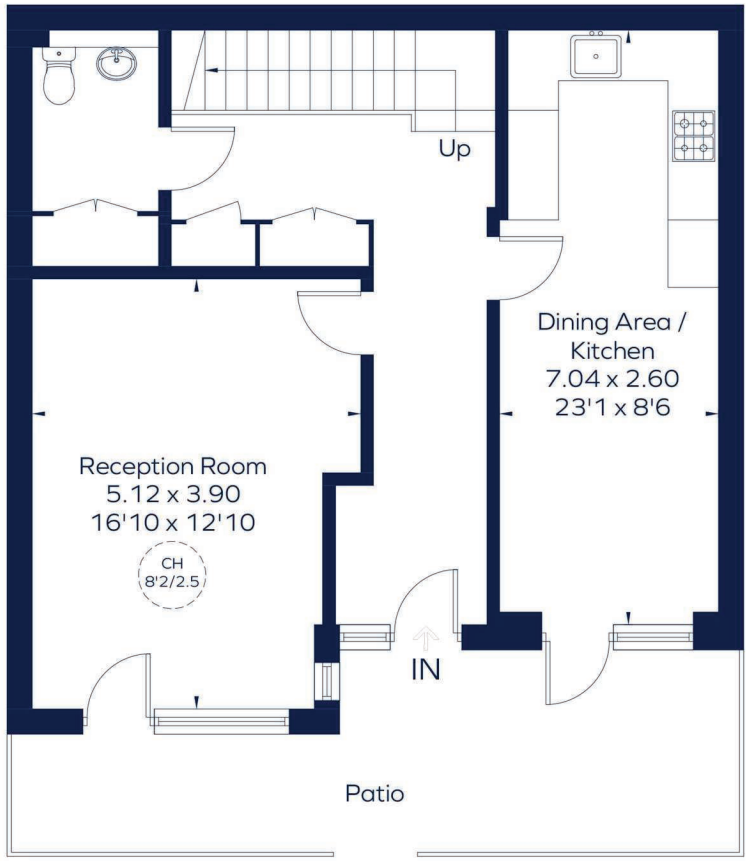
BAYLISS HEIGHTS

Approximate Gross Internal Area (excluding reduced headroom)

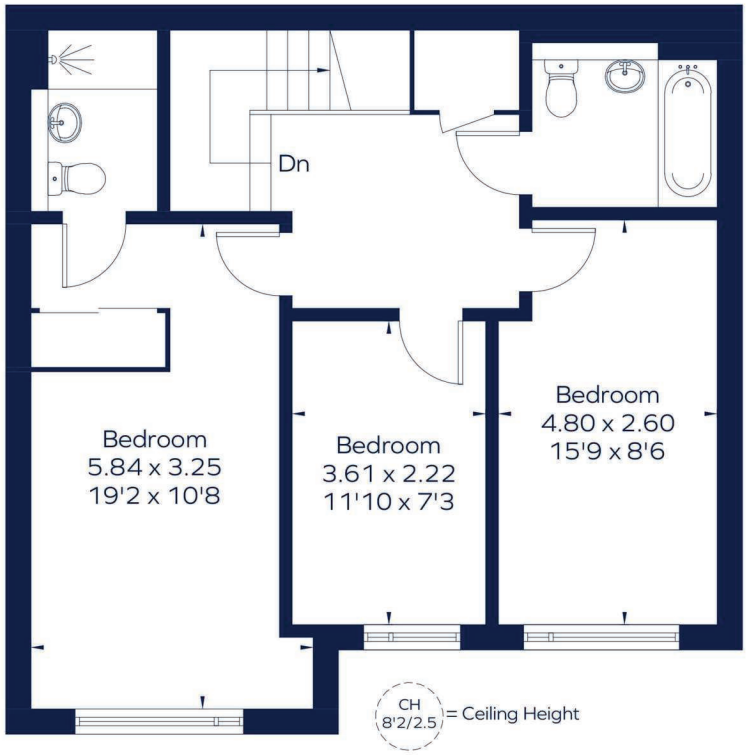
Ground floor = 658 sq. ft. (61.1 sq. m.)

First floor = 654 sq. ft. (60.8 sq. m.)

Total = 1312 sq. ft. (121.9 sq. m.)

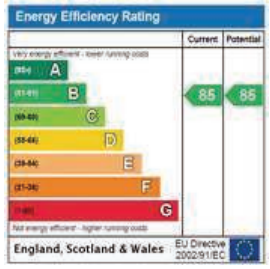


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 925390



For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey,nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.











