



Loop Court, Greenwich, London, SE10

£500,000 *Leasehold*



A beautifully presented two-bedroom apartment measuring approximately 799 sq ft, ideally positioned within the highly regarded Enderby Wharf riverside development. Perfectly placed just moments from the River Walk and within easy reach of the historic heart of Greenwich, the property offers an excellent combination of riverside living and access to the unique attractions of UNESCO World Heritage Greenwich.

KEY FEATURES

- Approx. 799 sq ft
- Beautifully presented throughout
- Seventh floor with lift
- Two double bedrooms
- Two large covered balconies
- 22ft open-plan reception
- Bespoke fitted media cabinet



Greenwich

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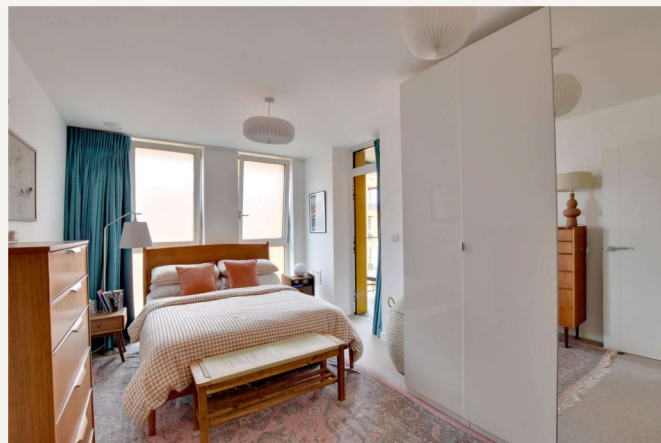
Situated on the seventh floor of this modern development, with lift access, the apartment is presented in excellent condition throughout. The impressive 22ft open-plan kitchen and reception space features attractive hardwood flooring, a bespoke fitted media cabinet and ample room for both dining and relaxing. The well-appointed kitchen provides excellent storage, generous worktop space and a range of fitted white goods, while the reception area opens directly onto a large covered balcony.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room and direct access to a second large covered balcony, overlooking the beautifully maintained communal grounds. A well-appointed family bathroom and further ample storage complete the accommodation.

Residents of Enderby Wharf benefit from a 24-hour concierge service, video entry system and a well-equipped communal gymnasium, adding further convenience to this desirable riverside development.

The location is a particular highlight. The River Walk is virtually on the doorstep, while Greenwich's historic town centre is within easy reach, offering an outstanding selection of independent shops, restaurants, cafés and bars, together with Greenwich Market and the wealth of historic attractions associated with UNESCO World Heritage Greenwich, including the Royal Observatory, National Maritime Museum and Cutty Sark.

The property is also exceptionally well placed for the wider attractions of the Greenwich Peninsula, with The O2, North Greenwich and the Jubilee Line, as well as the Emirates Air Line cable car, all easily accessible. An excellent opportunity to enjoy modern riverside living in one of London's most historic and sought-after locations.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 988 year and 0 months
Service Charge: £3000 per annum
Ground Rent: £ 620 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: Property is not listed

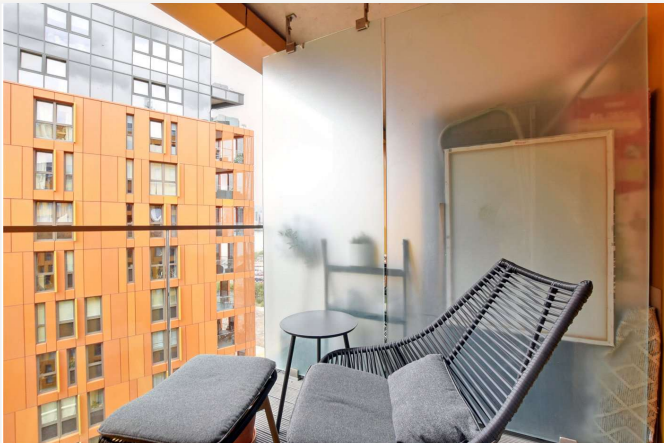
Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

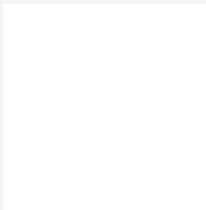
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



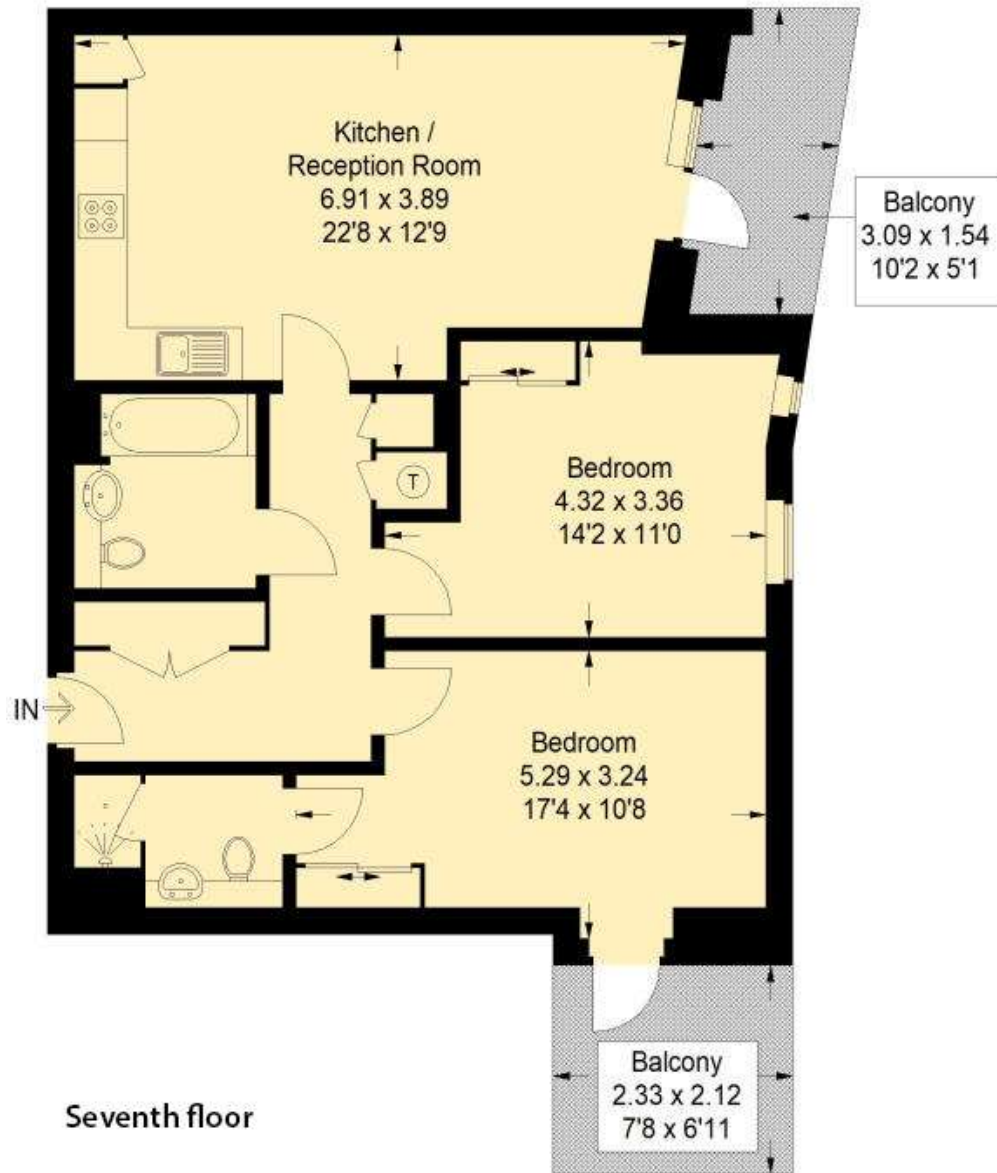
<https://www.winkworth.co.uk/sale/property/GRE260209>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Telegraph Avenue, SE10

Approximate Gross Internal Area
74.2 sq m / 799 sq ft



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. (ID582127)

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