# TELEGRAPH AVENUE, SE10

## £325,000

- One bedroom apartment
- Private patio garden
- On-site gym
- 24-hour concierge
- Strong rental investment
- Chain free



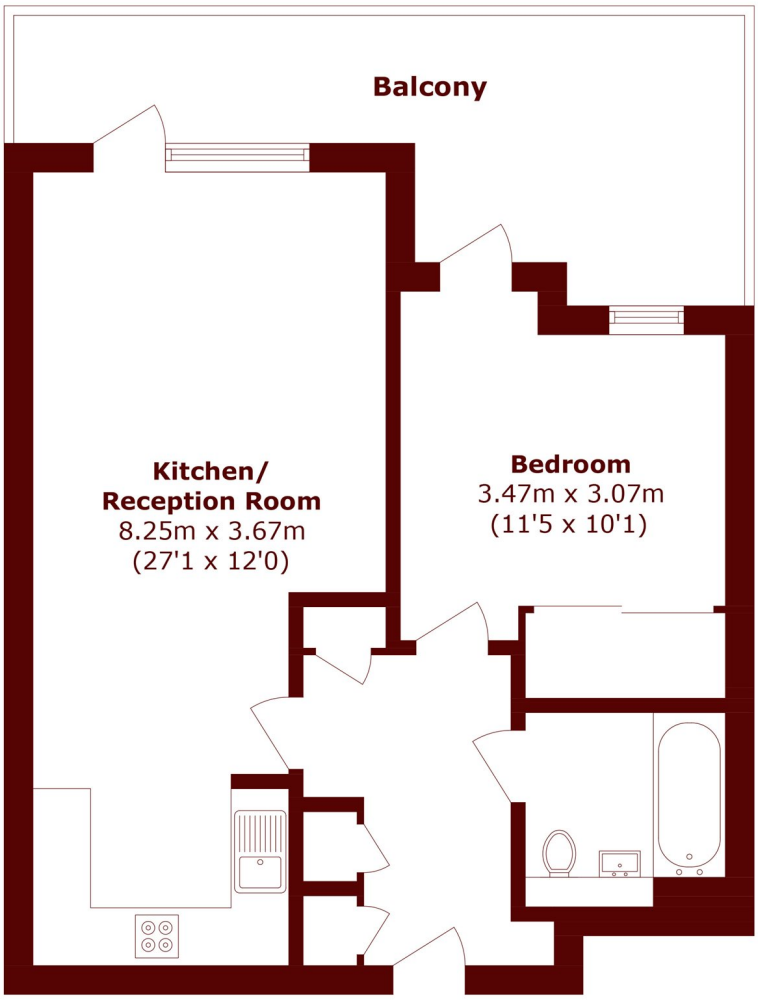
MARSH & PARSONS

# ABOUT THE PROPERTY

Bright and spacious modern apartment, located on the ground floor and featuring direct access to a large private patio garden. The River Thames walk is moments away, offering direct routes into the centre of Greenwich or North Greenwich tube station in the opposite direction. The interior comprises a double size bedroom, with a tall, fitted wardrobe, bathroom suite, an open plan kitchen and a spacious lounge/diner. Residents have access to an on-site gym and 24-hour concierge. EWS1 compliant. The flat is also a strong rental investment with a 6.87% gross rental yield.

Along the River Thames walk there is a great choice of restaurants, cafés and famous landmarks such as the

# STEP INSIDE
## TELEGRAPH AVENUE




Total area (approx.): 52.2 sq. m (561.8 sq. ft)

Balcony area (approx.): 15.6 sq. m (167.9 sq. ft)

Greenwich
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Energy Rating: B We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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