

WATERSIDE

Greenfell Mansions, Glaisher Street
London, SE8

HAMPTONS
INTERNATIONAL

Beyond your expectations

A 3 bedroom river-facing penthouse with parking: EPC TBC

3 Bedrooms | Reception Room | Kitchen/Dining Room | 2 Bathrooms (1 Ensuite) | Sole Use of an Undemised Roof Terrace | Balcony | Guest WC | Underground Parking | Fantastic River-Facing Views | Service Charge is £2686pa | Lease Currently Being Extended to 173 Years | On-Site Management Company

Offers in excess of £1,000,000 Leasehold

Description

This stunning three bedroom duplex apartment offers the rare opportunity to buy a true penthouse offering incredible river-facing views and double-height ceiling in the reception with a balcony just off it. The apartment is flooded with light from its floor-to-ceiling windows and one would be hard pressed to find better views of Canary Wharf and Greenwich's historic landmarks such as the Cutty Sark and the domed towers at the Royal Naval College; superb during the day but even better at night! On the lower floor is a spacious living room with built-in Hulsta wall units and separate kitchen/dining room which is separated by the entrance hall and stairs leading up to the bedrooms, of which the two principal bedrooms each have built-in Hulsta wardrobes while the third bedroom - currently used as a study - leads onto an undemised spacious south-facing roof terrace which the apartment has sole use of, perfect for entertaining or alfresco dining. With the added benefit of a secure underground parking space, this is the perfect penthouse apartment for any discerning buyer who loves to entertain and impress.

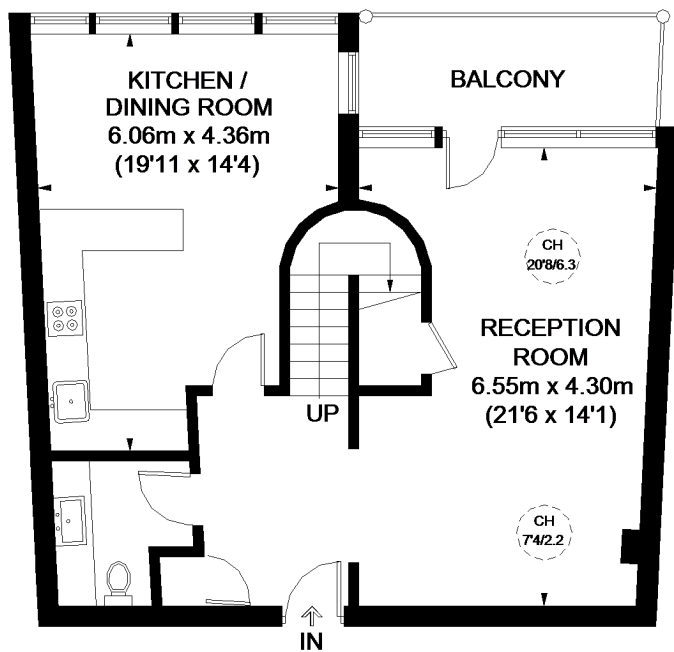
Location

Glaisher Street forms part of the popular Millennium Quay development and is a short walk from Greenwich Town Centre along either Creek Road or the Thames River Walk. There are Docklands Light Railway services at both Cutty Sark and Greenwich which take you quickly in to both Bank and Canary Wharf and the overground station at Greenwich will take you in to

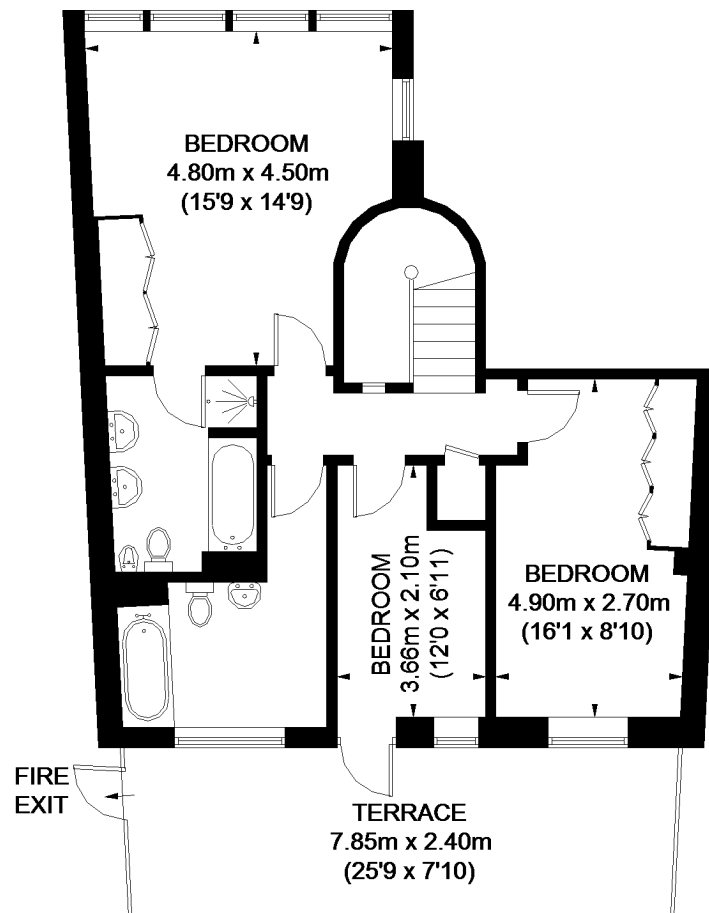
London Bridge in two stops and Cannon Street in three. There are a wide range of shops, bars and restaurants in nearby Greenwich as well as many historical monuments and the open spaces of Greenwich's Royal Park, while Waitrose, Costa Coffee and the Sail Loft bar are within easy reach across the bridge in New Capital Quay.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England, Scotland & Wales	EU Directive 2002/91/EC	



SIXTH FLOOR



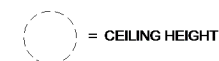
SEVENTH FLOOR



GREENFELL MANSIONS

APPROXIMATE GROSS INTERNAL AREA
 SIXTH FLOOR = 704 SQ. FT. (65.4 SQ. M.)
 SEVENTH FLOOR = 711 SQ. FT. (66.1 SQ. M.)
 TOTAL = 1415 SQ. FT. (131.5 SQ. M.)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID244978)



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.

