





Property Summary

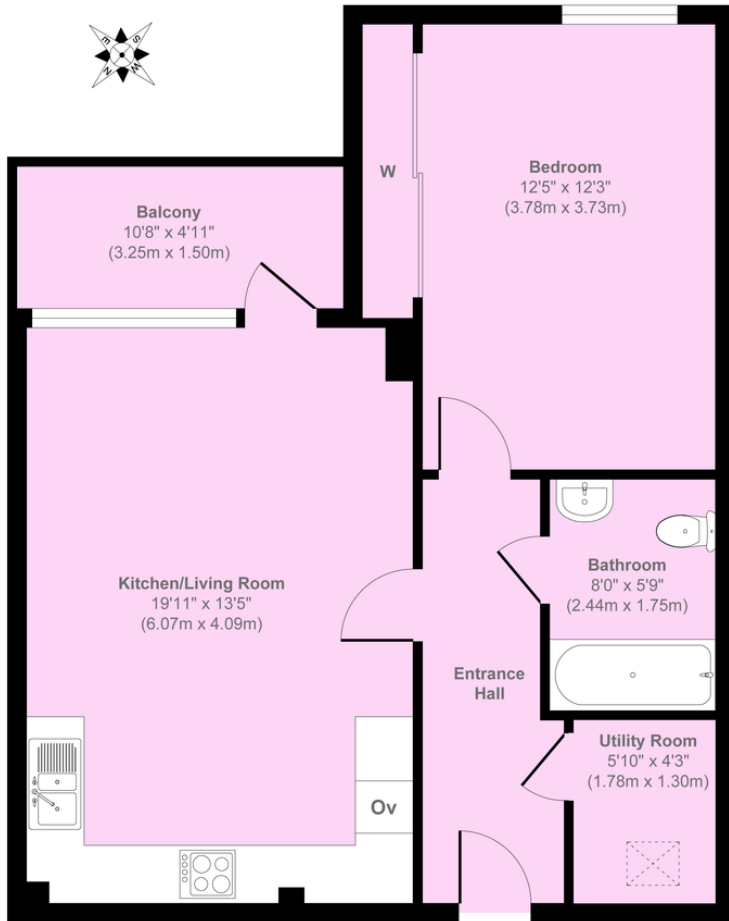
A beautifully presented seventh floor one bedroom apartment with balcony set within a stylish purpose built development with concierge located moments from Elverson [DLR] and Lewisham and Greenwich [Mainline & Overground] stations and the vast green spaces of Blackheath and Greenwich Park.

This contemporary apartment comprises entrance hall with walk in storage cupboard, impressive reception room with dining area and floor to ceiling windows and doors to generous private balcony, stylish open plan fitted kitchen with work tops and integrated appliances, double bedroom with fitted wardrobes. Residents of Jubilee Heights have the benefit of concierge facilities, an internal 'podium' courtyard garden. Ideal for Canary Wharf [15mins] & Bank [26mins], London Bridge, Canon Street and even Victoria and East London. This flat is being sold below the market rate to cash buyers only, see the agents note.

Property Features

- MODERN APARTMENT
- 7TH FLOOR
- BALCONY
- RESIDENTS COURTYARD GARDEN
- ONE BEDROOM
- FITTED WARDROBES
- BIG KITCHEN LIVING ROOM
- UTILITY ROOM/SERVICES
- HOTEL STYLE BATHROOM
- NEAR GREENWICH





Floor Plan
 Approximate Floor Area
 605 sq. ft
 (56.20 sq. m)
Approx. Gross Internal Floor Area 605 sq. ft / 56.20 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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TENURE

Lease: 125 years from 1/1/2013
 Service Charge: £190pcm
 Ground Rental £250pa

AGENTS NOTE

CLADDING. The Blue cladding on the outside of the building does not comply to EWS1 standards. Our vendor has it in writing that this will be changed by Rydon Homes in 2023. He has confirmation that the costs will not be borne by the leaseholder. So, this is a minor inconvenience, but may impact on the mortgageability of this property in the interim, until the cladding is changed. Hence this flat is being sold to cash buyers only and this is reflected in the bargain price.

HEATING COSTS. We are told that this is a very warm flat, which requires very little heating. The writer can confirm that the block is very warm when visiting. There is underfloor heating.

DISTANCES

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as rough guide only.
 DLR Deptford 0.5 Mile
 Greenwich Station 0.6 Mile
 Lewisham Stn & DLR 0.6 Mile
 Greenwich Park 0.7 Mile
 Greenwich Town Centre 0.7 Mile
 Blackheath Village 1.4 Mile

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		