



Stunning two bedroom split level apartment on the banks of The River Thames. The property is extremely spacious and benefits from secure parking and concierge.

**Merchants House, Collington Street, London, SE10**

Guide Price £630,000 Leasehold (Lease Expiry May 3000)



- Split level apartment
- Private balcony
- Excellent transport links
- Secure underground garage parking
- Concierge

#### Description

This fantastic two bedroom split level property is in a truly enviable location in Greenwich. The apartment benefits from being close to the magnificent Greenwich Park, Naval College, Cutty Sark, National Maritime Museum and central Greenwich itself, it really is a special position.

The apartment is exceptionally spacious, measuring approximately 925 sq ft, and consisting of two large bedrooms, built in storage in the hallway, a large living area measuring 19 foot which allows plenty of space to dine and a large private balcony overlooking the communal grounds and a semi enclosed kitchen. The property benefits from a parking space, concierge and is situated on the first and second floors.

#### Local Information

The apartment is in an excellent location, just a short distance from many amenities and local attractions. Central Greenwich is home to a number of wonderful bars, cafes and restaurants as well as the popular Greenwich Market and a selection of independent shops. There is good local transport options, including Maze Hill main line station with direct trains to London Bridge, Blackfriars, St Pancras and Cannon Street, and also Cutty Sark DLR which allows access to Canary Wharf and Bank.

All times and distances are approximate.

---

#### Tenure

Leasehold (Lease Expiry May 3000)

#### Local Authority

Royal London Borough of Greenwich

#### Council Tax

Band = C

#### Ground Rent

£250 per annum

#### Service Charge

£3,815.57

#### Energy Performance

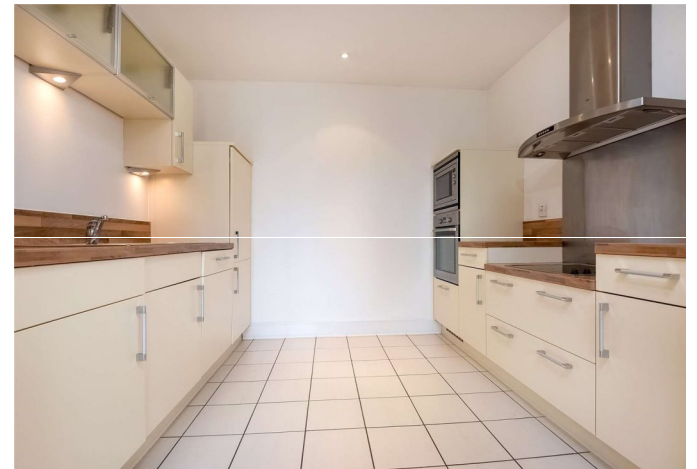
EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.









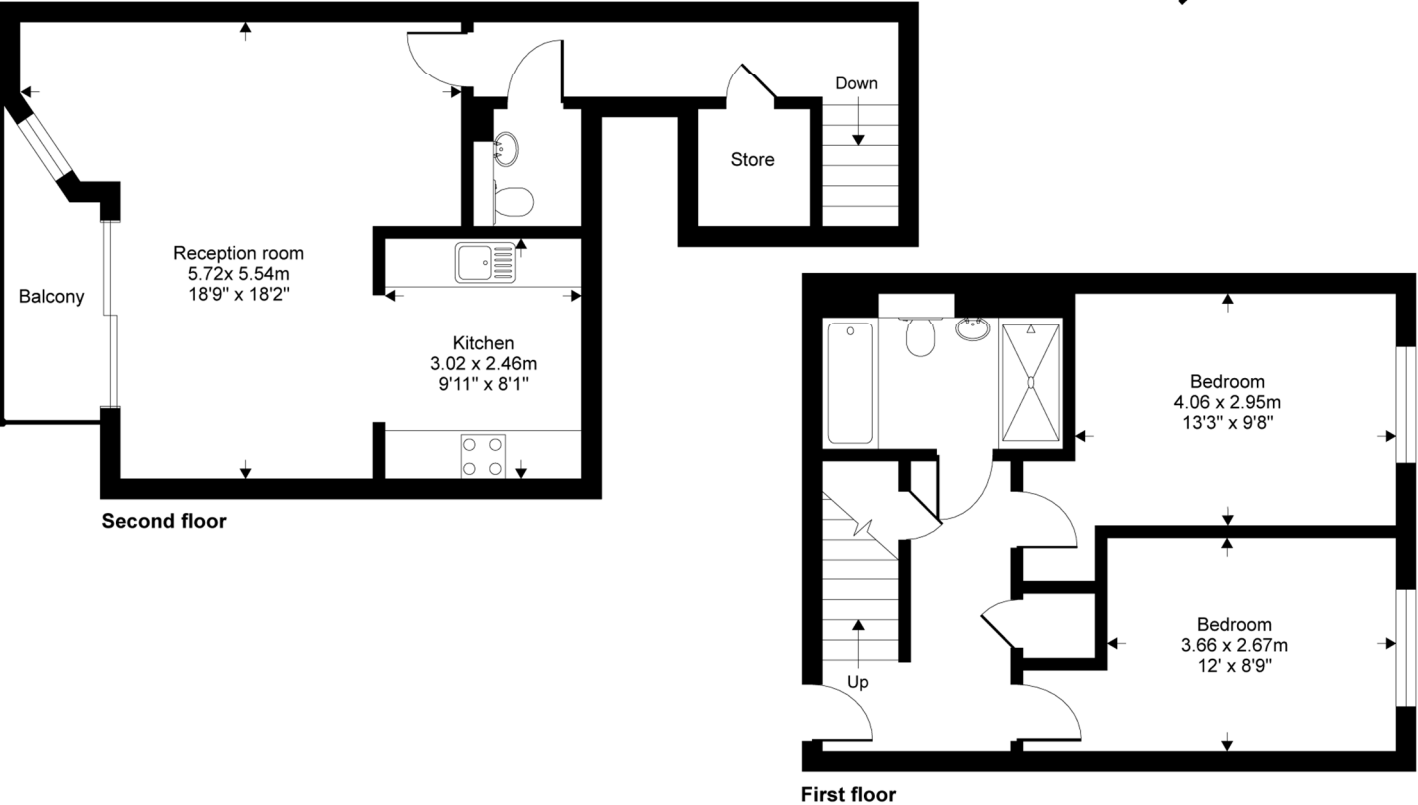
Merchants House, Collington Street, London, SE10  
Gross Internal Area 925 sq ft, 85.9 m<sup>2</sup>

Antony Cherriman  
Canary Wharf  
+44 (0) 20 7531 2530  
antony.cherriman@savills.com



Collington Street, London, SE10

Gross internal floor area (approx):  
85.9 sq m / 925 sq ft  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220707JEAR

