



A charming split level warehouse conversion, which is positioned on the banks of the River Thames.

Building 45, Hopton Road, London, SE18

Guide Price £540,000 Leasehold (Lease Expiry February 3000)



- Impressive warehouse conversion
- Spacious layout
- Concierge / gym
- Parking
- No onward chain

Description

Internal viewing is the only way to appreciate this stunning two bedroom duplex apartment which has been maintained throughout. Internally, the apartment spans to approximately 876 sq ft, and it retains plenty of the original charm and character with exposed brickwork and large wooden windows. Downstairs comprises of spacious open plan living area, encompassing an attractive fitted kitchen, plus there is a separate w.c. Upstairs there are two double bedrooms, both of which offer fitted wardrobes, plus there is a family bathroom.

Additionally, residents will enjoy an allocated parking space, 24 hour concierge and an on site gymnasium (Small fee payable).

Agents Note: The current tenant of this property has been placed by our Savills Lettings Department. The images in this brochure are for indicative purposes only.

Local Information

Resting on the borders of the River Thames, Building 45 benefits from a selection of local amenities, to include quaint pubs, independent coffee shops and restaurants, and a lively street market. The newly opened Elizabeth line is just moments away and provides swift access into both Canary Wharf and Liverpool Street. Alternatively, the Thames Clipper service is within easy reach and offers great connectivity into London. The area has undergone considerable investment over recent years, transforming the region into a thriving local community, making Royal Arsenal Riverside one of the most impressive residential developments in Southeast London.

All times and distances are approximate.

Tenure

Leasehold (Lease Expiry February 3000)

Local Authority

Royal London Borough of Greenwich

Council Tax

Band = C

Ground Rent

£200 per annum

Service Charge

£3,000 approx per annum

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.





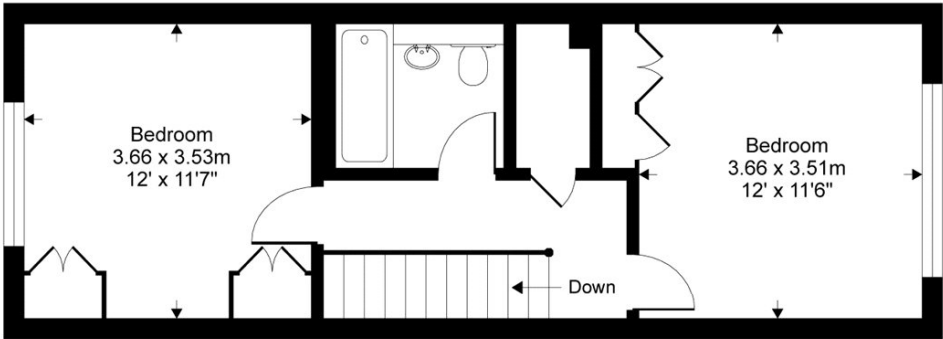
Building 45, Hopton Road, London, SE18
Gross Internal Area 876 sq ft, 81.4 m²

Anthony Norton
Canary Wharf
+44 (0) 20 7531 2530
anthony.norton@savills.com

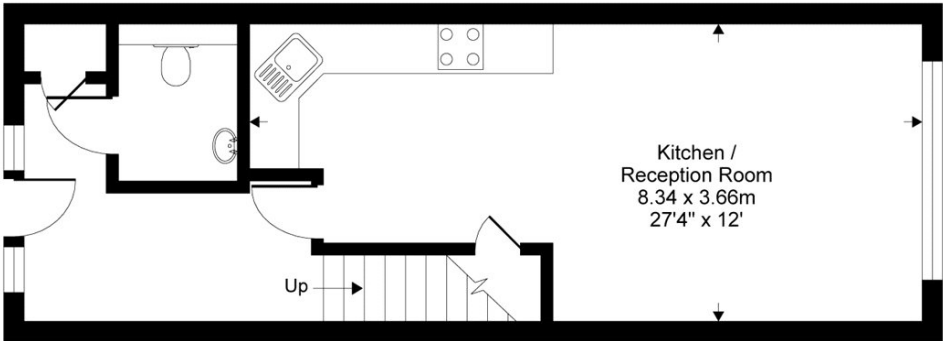
savills | savills.co.uk

Hopton Road, London, SE18

Gross internal floor area (approx):
81.4 sq m / 876 sq ft
For Identification only - Not to scale
Niche Communications



Third floor



Second floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	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. 20220711JEAR

