



West Parkside, London, SE10

£650,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

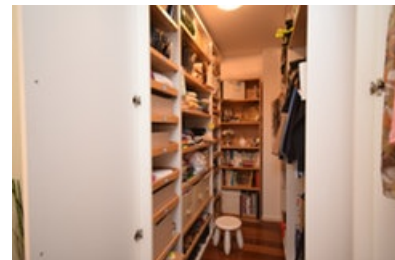
Guide Price £650,000 to £700,000. HouseSimple are delighted to offer a great opportunity to buy this larger than average flat in the award winning Greenwich Millennium Village, spacious open plan reception kitchen leading to a wraparound balcony. This property comes with 3 v

Key features:

- 3 Bedrooms
- 2 Bathrooms
- Open Plan living
- Larger than average
- No chain
- Very bright

Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band D (£119.00 per-month)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** None
- **Lease info:** 982 years remaining
Ground Rent: £680.00 per-month
Maintenance: £62.50 per-month
Maintenance Company: Rendall & Rittner



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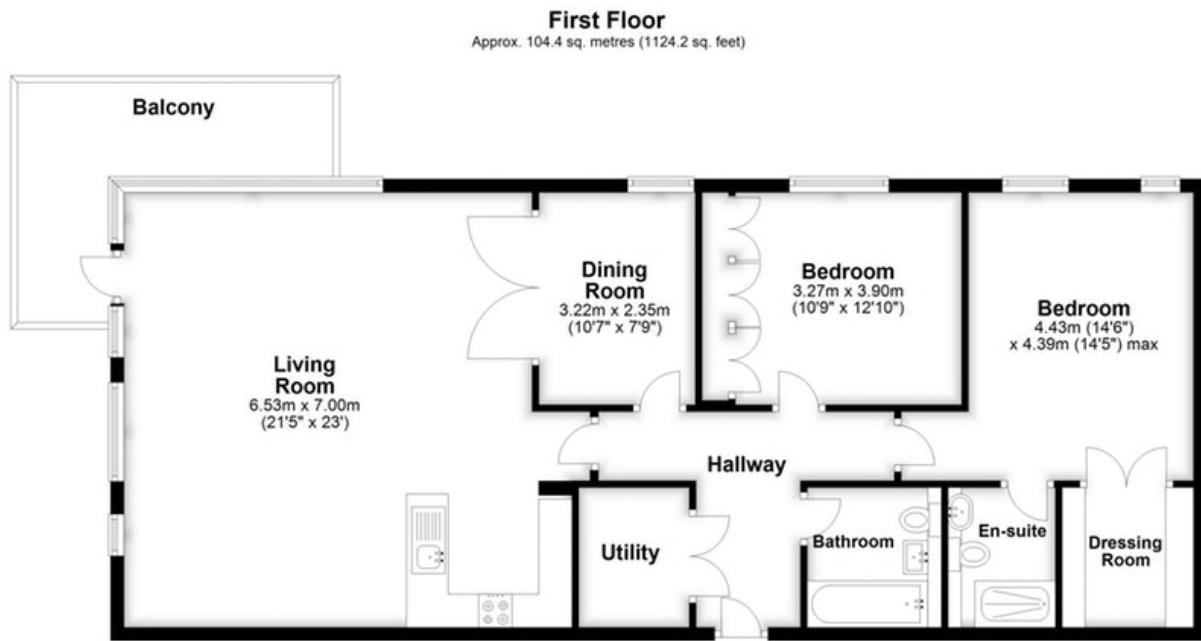
This property comes with 3 very good size bedrooms, two bathrooms, Master bedroom with one en-suite bathroom and walking-in cupboard. In front of the Ecologic Park

Ideal for young professionals, close to transport links, walking distance to North Greenwich Tube Station (Jubilee line) and the O2. It also benefits from 24 hours concierge service, under roof bicycle storage, communal garden, close to a great array of shops, schools and GP.

Reception/Kitchen - 6.67m x 6.45m (21' 11" x 21' 2") Bedroom One - 4.42m x 3.38m (14' 6" x 11' 1") En-suite - 2.30m x 1.42m (7' 7" x 4' 8") Bedroom Two - 3.31m x 3.13m (10' 10" x 10' 3") Bedroom Three - 3.18m x 2.37m (10' 5" x 7' 9") Bathroom - 2.31m x 2.01m (7' 7" x 6' 7")

Contact HouseSimple today on 0330 111 0070 to arrange your viewing!

Floor plan:



Total area: approx. 104.4 sq. metres (1124.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

Apartment 29 Becquerel Court, West Parkside, LONDON, SE10 0QQ

Dwelling type: Mid-floor flat	Reference number: 9166-2816-7197-9628-7131
Date of assessment: 26 November 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 November 2018	Total floor area: 98 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,164
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	Not applicable
Heating	£ 606 over 3 years	£ 606 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 1,164	£ 1,164	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; margin: 0;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #9acd32; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffd700; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="font-size: 1.5em; border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">83</td> <td style="font-size: 1.5em; border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">83</td> </tr> </table>	Current	Potential	83	83
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The graph shows the current energy efficiency of your home.

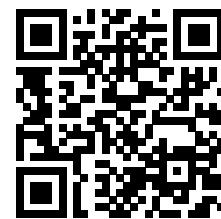
The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

MISREPRESENTATION ACT, 1967.

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