



- Two bedrooms
- Open plan reception / kitchen
- Balcony
- Riverside location

209 Elliot Court, 7 Cyrus Field Street, London, SE10 0XN

Guide Price £530,000

A stunning two bedroom apartment in Greenwich



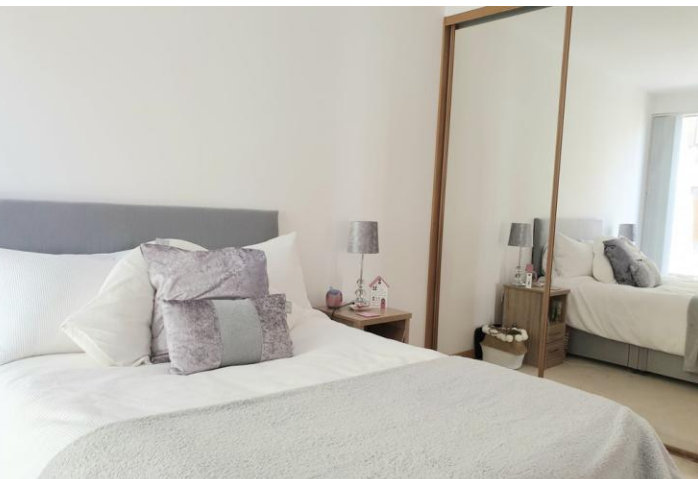
Property Description

EXCELLENT INVESTMENT OPPORTUNITY - VIDEO AVAILABLE

Complete Property Group is proud to present a stunning two bedroom 2nd floor apartment in the sought after new riverside development, Precision. The dual aspect south/west facing apartment (The Henley) located in Elliot Lodge, boasts spacious open plan living areas, creating a calm and relaxed environment. The apartment is decorated in neutral tones, enjoying engineered oak flooring to principal living areas, luxury carpeting in the bedrooms, floor to ceiling windows and a fully-tiled bathroom. The designer kitchen features Oakwood units, Quartz Stone worktops, Fascino basins with instant water boiling tap and integrated Zanussi appliances include; stainless steel electric fan oven, ceramic hob, integrated fridge/freezer, dishwasher and a washer/dryer. The apartment is a stunning example of modern, open plan contemporary living and benefits from a private balcony that provides ample outdoor space for summer evening dining. Diverse and unique, Precision boasts stunning visual architecture combined with practical and stylish living space. Located in The Royal Borough of Greenwich with a thriving mix of shops and cafés, all based around the beautiful Royal Docks.

The property has excellent transport links with short commutes to Canary Wharf (9 minutes), Bank (15 minutes) and Bond Street (24 minutes) from North Greenwich Underground Station (Jubilee Line and DLR) which is just 19 minutes' walk.





Currently tenanted achieving a rental income of £1,650 pcm, the property is attractive as a buy-to-let investment or for residential purposes as can be purchased with tenant in situ or vacant on completion.

Tenure: Leasehold 999 years

Ground Rent: £400 per annum

Service Charge: £1,330.00 per annum



FLOOR PLANS

The Henley



TYPE T5

2 BEDROOM APARTMENT (713ft²)

Plots 18, 26, 35, 44, 53 & 62

KITCHEN/LIVING/DINING

7165mm (max) x 4381mm (max) (23'6" x 14'4")

MASTER BEDROOM

4730mm (max into w) x 3090mm (max) (15'6" x 10'2")

BEDROOM 2

3954mm (max) x 2750mm (max) (13' x 9')

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	87	87
	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	93	93
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.