



Amparo House, Burney Street, Greenwich, SE10

Asking Price: £510,000



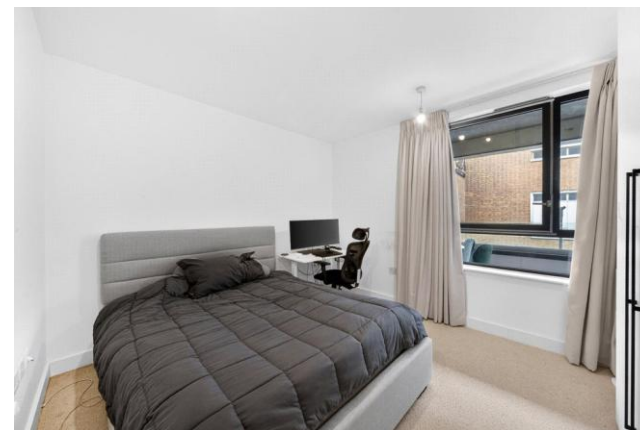
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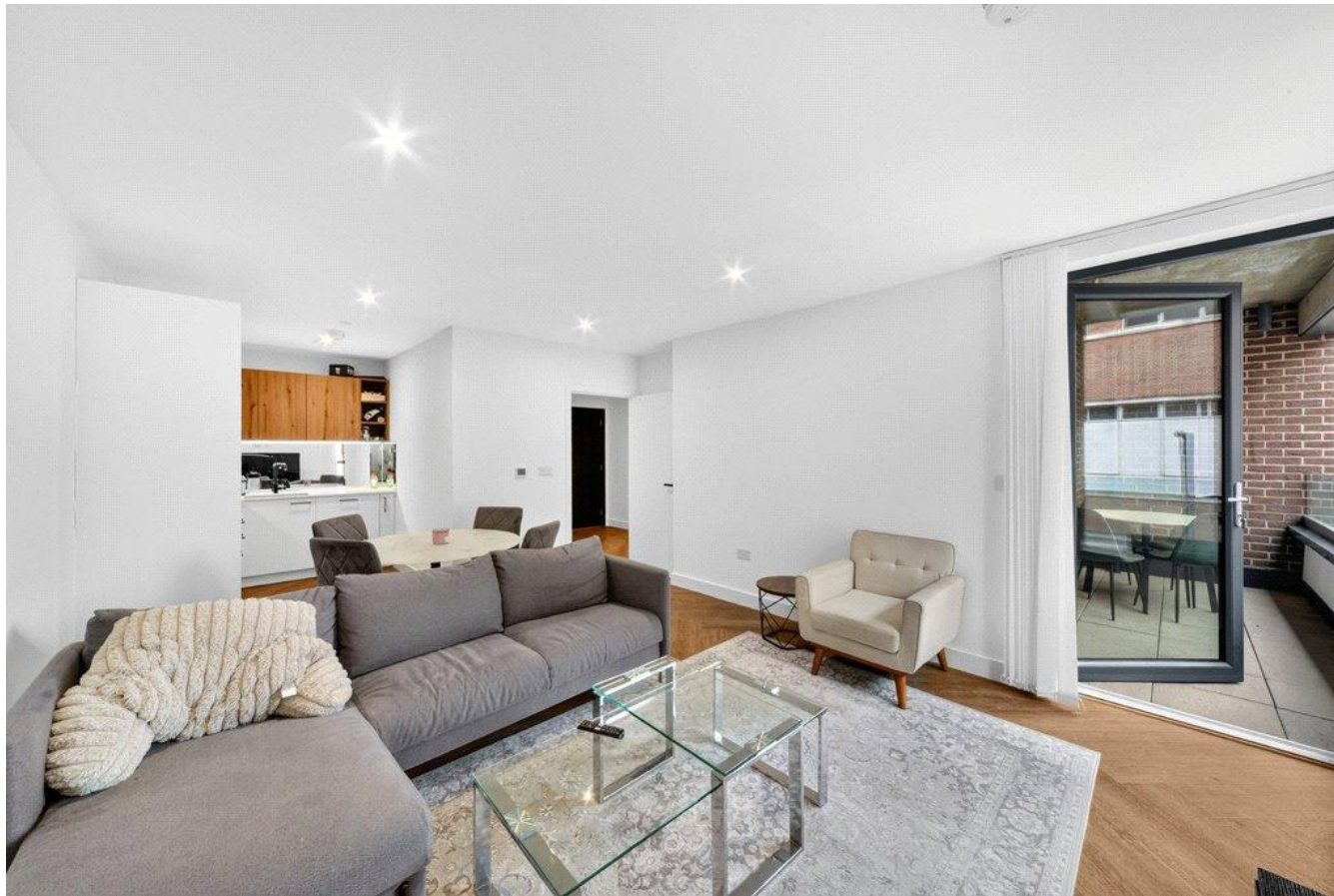
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set on the desirable corner of Burney Street and Royal Hill, just moments from the iconic Royal Greenwich Park and its historic Observatory, this beautifully presented one bedroom apartment offers approximately 531 square feet of living space.

Located on the second floor, the accommodation offers a spacious open-plan reception room, flooded with natural light and featuring a sleek, fully integrated kitchen. The living area opens onto a private balcony. The generously sized bedroom comes complete with fitted wardrobes, while a smart family bathroom and a separate utility cupboard off the entrance hallway add further convenience.

Perfectly positioned for easy access to Greenwich's vibrant amenities, transport links, and green spaces, this is a rare opportunity to secure a stylish home in one of London's most historic and sought-after neighbourhoods.





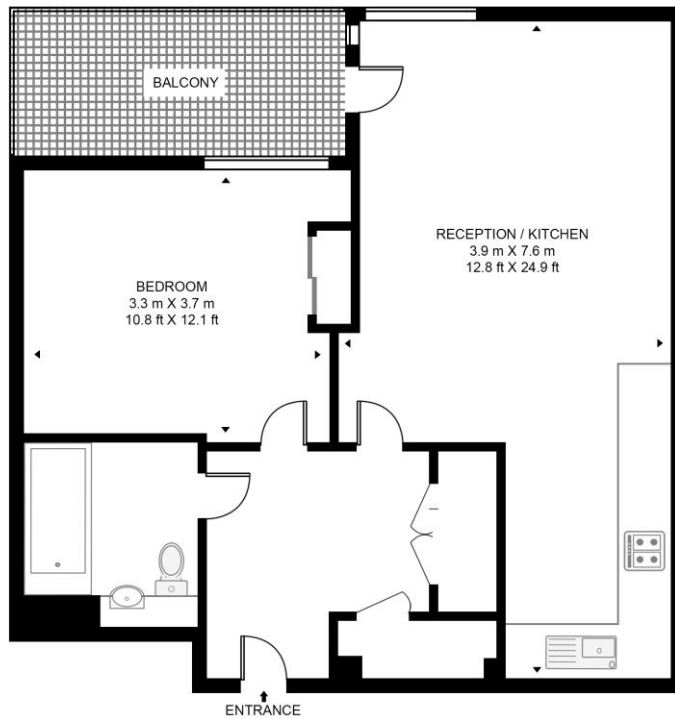
Property Features:

- One Bedroom
- One Bathroom
- 531 Square Feet (Approx.)
- Second Floor
- Lift access
- Greenwich DLR Station (0.2 miles)
- Greenwich Station (0.2 miles)
- Cutty Sark Station (0.3 miles)



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AMPARO HOUSE, BURNEY STREET
 APPROXIMATE GROSS INTERNAL FLOOR AREA 531 SQ.FT (49.3 SQ.M)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£510,000
Tenure:	Leasehold Expires 13/03/3017 Approximately 990 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2026
Service Charge:	£2,698.54 (per annum) to June 2026
Anticipated Rent:	£2,350.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN250128

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W: www.benhams.com

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