



**Metcalfe Court, John Harrison Way, Greenwich Millennium Village, SE10**

Asking Price: £465,000

 **Benham  
& Reeves**



# Metcalfe Court, John Harrison Way, Greenwich Millennium Village, SE10

& Benham  
Reeves

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

\*\* With Parking \*\*

A superb duplex apartment with two double bedrooms and two bathrooms arranged over two levels on the 6th floor. Spanning an approximate 753 square feet. The spacious reception on the upper level features wooden flooring and leads to a private, south-east-facing terrace with panoramic views.

The open-plan kitchen is fitted with modern appliances and includes a spacious dining area. The upper level also provides good storage space and a guest cloakroom. There are two carpeted bedrooms on the lower level served by a family bathroom. The main bedroom benefits from access to a private balcony.

Residents of Greenwich Millennium Village benefit from access to a 24-hour concierge at the development. The apartment is within walking distance of the O2 Arena, including an array of shopping and dining amenities situated in and around the O2.

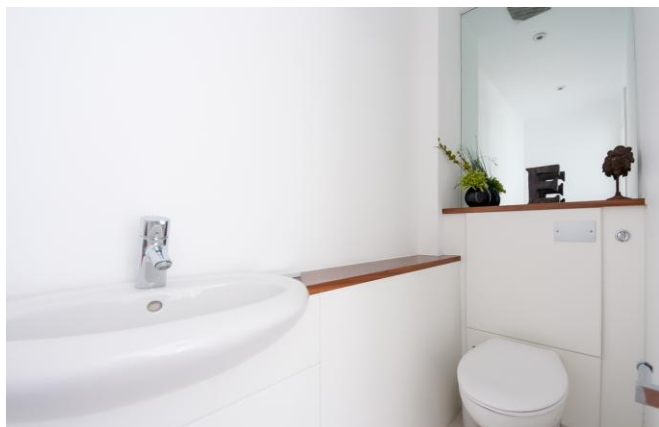
North Greenwich Tube station, located nearby, provides transport links via the Jubilee line.

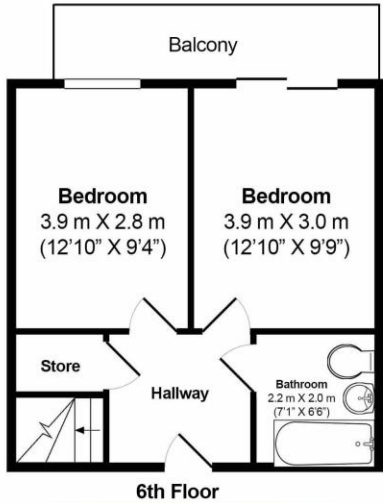
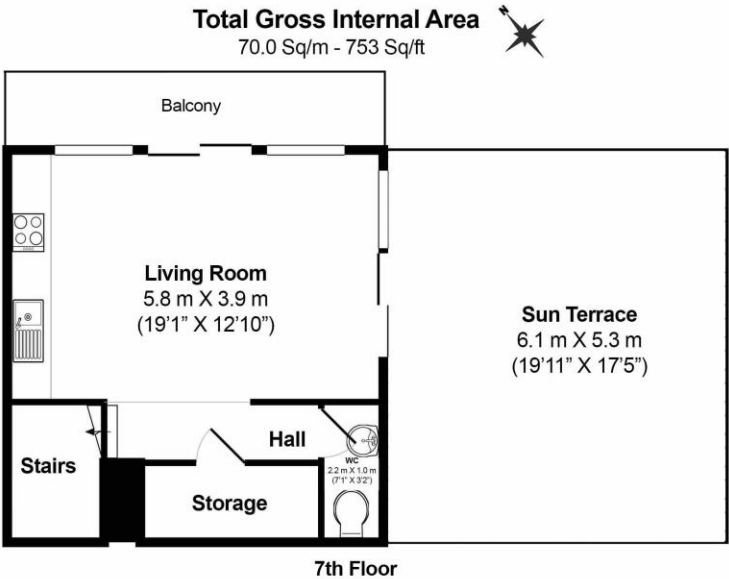




## Property Features:

- With Parking
- Duplex Apartment
- Two Bedrooms
- One Bathroom
- One WC
- 6th Floor
- 753 Square Feet (Approx.)
- Open-Plan Kitchen
- Roof Terrace
- Floor to Ceiling Windows
- Partial River View
- North Greenwich (Zones 2 and 3)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£465,000
Tenure:	Leasehold Expires 16/11/2998 Approximately 973 Years Remaining
Ground Rent:	£460.00 (per annum) for the year 2025
Service Charge:	£3,481.20 (per annum) for the year 2025
Anticipated Rent:	£2,300.00 pcm Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: HAM220014

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