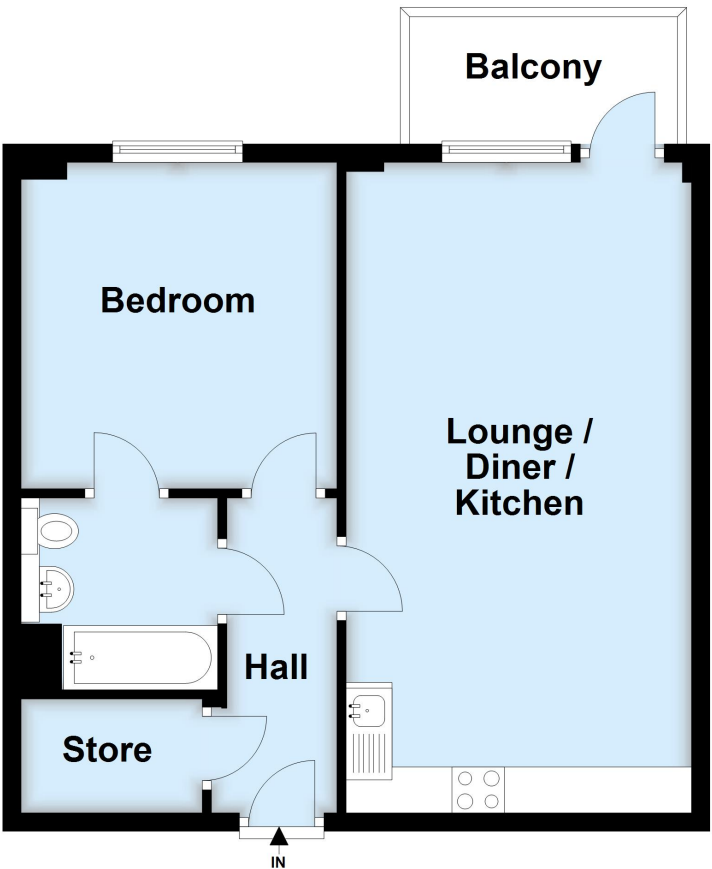


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

Fourth Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 401, 7 Powell House, Bowen Drive, London, SE7 7GD
Guide Price £375,000 Leasehold

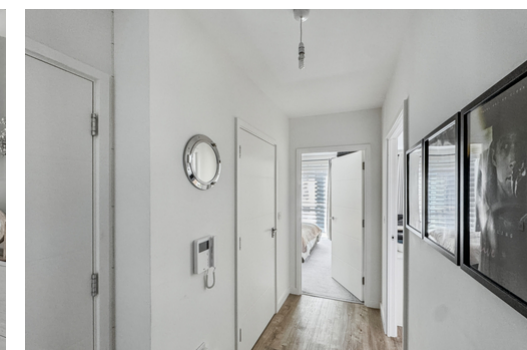
- Exceptionally Spacious
- Private Balcony
- Bedroom with Wardrobe
- Bright & Airy Rooms
- 4th Floor Apartment
- Panoramic City Views
- Zanussi Applianced Kitchen
- Social Living Space

Flat 401, 7 Powell House, Bowen Drive, London, SE7 7GD

This exceptionally spacious 4th floor apartment features a private balcony with breath taking views from the Shard to Canary Wharf. The stylish interior provides bright and airy rooms, thanks to the floor to ceiling windows and French door leading to the private balcony. There is a generous social living space of 6.70m by 3.70m, open plan to the sleek gloss white kitchen and dining area. The double bedroom also offers a floor to ceiling window, a double wardrobe and access to the Jack and Jill bathroom with shower. There is a walk-in storage room off the entrance hall, keeping the apartment clutter-free and housing the washing machine, also included. Features include integrated Zanussi kitchen appliances, neutral interior, luxury vinyl flooring, centrally heated by radiators, double glazed windows, interior air-flow system, all electric, long unexpired lease and dual lift service. Residents benefit from a parking permit for the shared parking bays within the development. The property is situated within easy reach of Greenwich Shopping Park boasting many out of town super stores, nearby transport links, Westcombe Park and Charlton stations close by offering regular services into central London (London Bridge can be reached in just 15 minutes). North Greenwich station (Jubilee line) is also accessible via a 10 minute bus journey. An excellent opportunity for a first time buyer or investor buyer. Interior viewing comes highly recommended by the Sole Agents PROCTORS.

Location

Bowen Drive is just off of Victoria Way, close to Greenwich Shopping Park.



Ground Floor

Entrance

Communal entrance leading the entrance lobby, Interior door to post lobby, lift and stair accessibility.

FOURTH FLOOR

Entrance Hall

3.35m x 1.35m (11' 0" x 4' 5") Solid entrance door, video entrance.

Walk-In Storeroom

1.80m x 1.15m (5' 11" x 3' 9") Plumbed for washing machine, electrics and central heating plumbing.

Social Living Space

6.70m x 3.70m (22' 0" x 12' 2")

Living Area

Double glazed full height window with double glazed French doors to private balcony, radiator, room thermostat, open plan to kitchen.

Kitchen

Range of gloss white wall and base cabinets, integrated Zanussi appliances to include electric oven, microwave oven, induction hob set in granite worktop, recessed extractor hood, fridge and freezer, dishwasher, one and a half sink unit, recessed ceiling lights, air flow vent, pelmet lighting.

Private Balcony

Panoramic views across London from the Shard to Canary Wharf.

Double Bedroom

3.35m x 3.25m (11' 0" x 10' 8") Double glazed feature window, fitted double wardrobe with mirror sliding doors, radiator.

Bathroom

2.05m x 2.05m (6' 9" x 6' 9") Contemporary white suite comprising bath with built-in shower and shower screen, hand wash basin, WC, tiled display shelf, shaver point, recessed ceiling lights, extractor fan, chrome heated towel rail, ceramic tiled floor.

Outside

Parking

Residents benefit from a parking permit for the shared parking bays within the development. This is based on a first come, first serve basis. Free parking can be found on nearby roads, providing flexible and convenient options. .

Additional Information

Tenure - Leasehold

Lease : 999 Years from 2019
Current Term; 992 years
Service Charge : £2,456.55 (2025) includes ground rent and buildings insurance, lift service, communal area upkeep and lighting.

Council Tax

Local Authority : Greenwich
Council Tax Band : B