



## Amazon House, Tyler Street **£365,000 Leasehold**

Beautifully light bright and spacious one bedroom apartment just a few minutes walk from Maze Hill BR station and minutes from the River Thames. Situated on the second floor, the apartment has a sunny open plan living room/kitchen with lovely views from windows on two sides. The contemporary kitchen is finished in white high gloss with chrome fittings and the bathroom has been recently completely refurbished to an exceptional standard with high quality white suite and chrome fittings.

# KERSHAW'S



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922

**Lounge**

Secure gated entrance from the street leads into a communal pathway with secure letter boxes, gas meters, bin and bike storage cupboard. Entry phone system with door leading through to communal entrance hall. Cupboard housing electricity meters for all the apartments

**Hallway**

Personal entrance door opening onto hallway. Entry phone system, recess area ideal for cloaks, radiator, walnut veneer floor

**Open Plan Living Room/Kitchen**

The flat is south west facing and the living room is double aspected with triple sealed double glazed sash windows running along the flank side and one sealed double glazed sash window facing onto Tyler St making for a lovely light and sunny room with beautiful views. Walnut veneer floor, two radiators, low voltage recessed ceiling lights.

**Kitchen**

High gloss contemporary kitchen with chrome fittings and matching white work tops. Corian? Stainless steel sink unit, washing machine, integrated fridge freezer, 4 ring gas hob, separate oven overhead stainless steel canopy, integrated dishwasher, cupboard housing combination boiler for central heating and hot water.

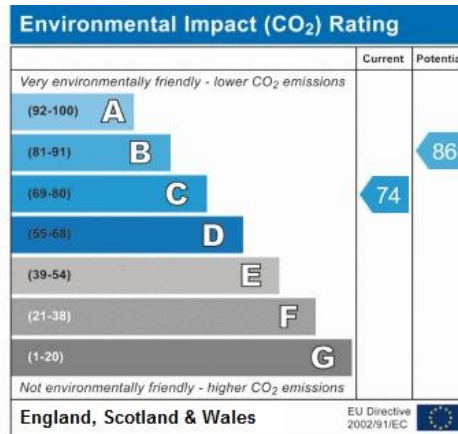
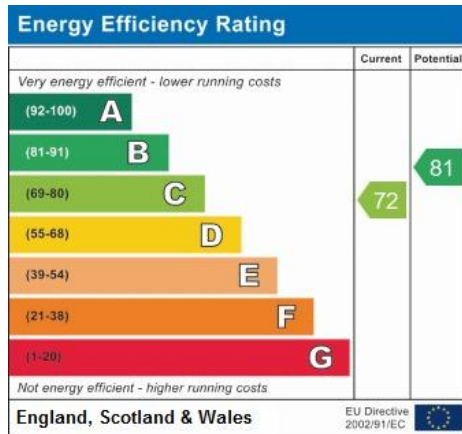
**Bedroom**

Sealed double glazed sash window to the side low voltage recessed ceiling lights, radiator and fitted carpet.

**Bathroom**

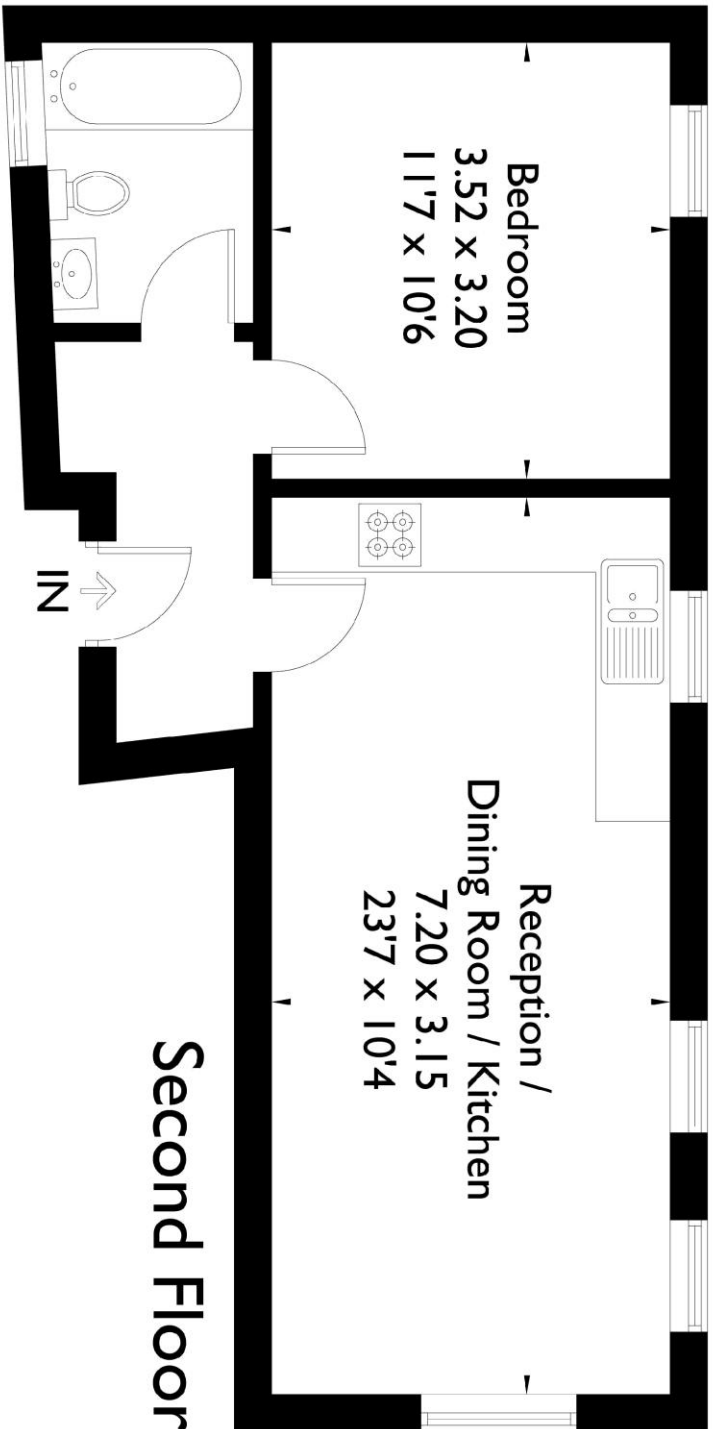
Recently completely re fitted with extremely high quality white bathroom suite with chrome fittings comprising of panel enclosed bath mixer tap separate over bath rain shower and hand shower. Low flush WC, wall mounted wash hand basin set into vanity storage cupboard, heated towel rail/radiator. Opaque sealed double glazed flip window to the side. Stone tiled floor and matching stone wall tiling. Low voltage recessed ceiling lights.

**Ground Rent: £250 pa, Service Charges: £90 pm Leasehold: 99 years**



Amazon House, Tyler Street, Greenwich, SE10

Approximate Gross Internal Area  
43.6 sq m / 469 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 197480

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.