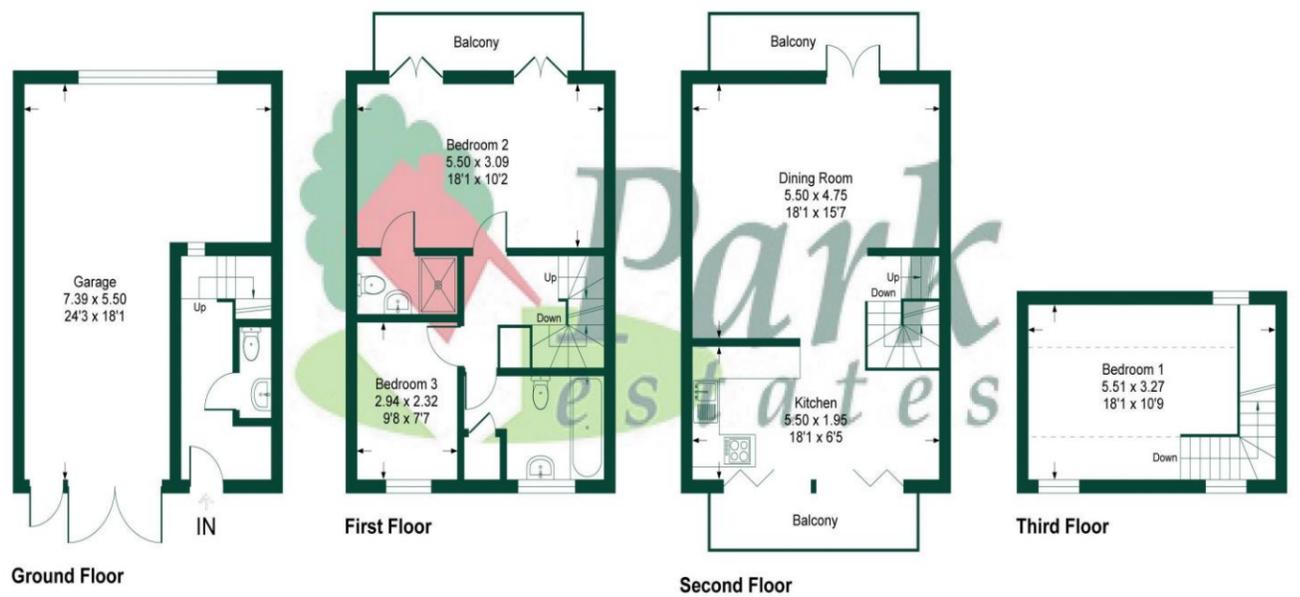




### 3 Vaizeys Wharf, SE7

Approximate Gross Internal Area = 121 sq m / 1303 sq ft  
 Approximate Garage Internal Area = 8 sq m / 90 sq ft  
 Approximate Total Internal Area = 129 sq m / 1393 sq ft  
 (excludes restricted head height)

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



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

Located right on the River Thames, with stunning panoramic views of London's skyline and The Thames Barrier, is this unique two / three bedroom townhouse. One of five houses set behind a gated entrance and a short walk from popular local amenities within the Royal Borough of Greenwich including shops, restaurants, schools, Charlton Station and all other transport links. Well presented by the current vendors, the property offers versatile accommodation set out over four levels. To the ground floor there is an entrance hall, ground floor wc and a large garage. To the first floor there is a bathroom and two bedrooms - one with ensuite shower room and private balcony. To the 2nd floor there is an open plan kitchen / dining and living space with working log burner and private balcony. A further 3rd bedroom / study can be found on the 4th mezzanine level. Additional benefits to note include double glazing, gas central heating, off street parking and no forward chain. Viewing is a must to fully appreciate this fantastic and unique home.

Local Authority: Greenwich  
Council Tax Band: E

