



## THE BOULEVARD

GREENHITHE

£1,700

# The Boulevard

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An amazing spacious PENTHOUSE apartment, with stunning panoramic River views.

This home benefits from a large open plan living area leading to the modern fitted kitchen which offers ample storage, built in appliances and a gas hob meaning cooking will be a breeze. This opens to the large roof terrace and two further balconies, allowing everyone to enjoy watching the boats sail down the River Thames whilst watching the sun set over Dartford Bridge. In addition there are two large double bedrooms, both offering amazing views from the comfort of your bed. The modern family bathroom is located off the entrance hall and the added bonus of a private en-suite shower rooms gives the master bedroom extra luxury. There is also an allocated parking bay within the gated residents parking area undercroft, adding peace of mind that your vehicle will be safe and secure.

## SUMMARY OF ACCOMMODATION

**Fourth Floor**

**Entrance Hall**

**Open Plan Lounge / Dining / Kitchen**

**Bedroom 1**

**En-Suite Shower room**

**Bedroom 2**

**Family Bathroom**

**Externally**

**Balcony**

**Balcony**

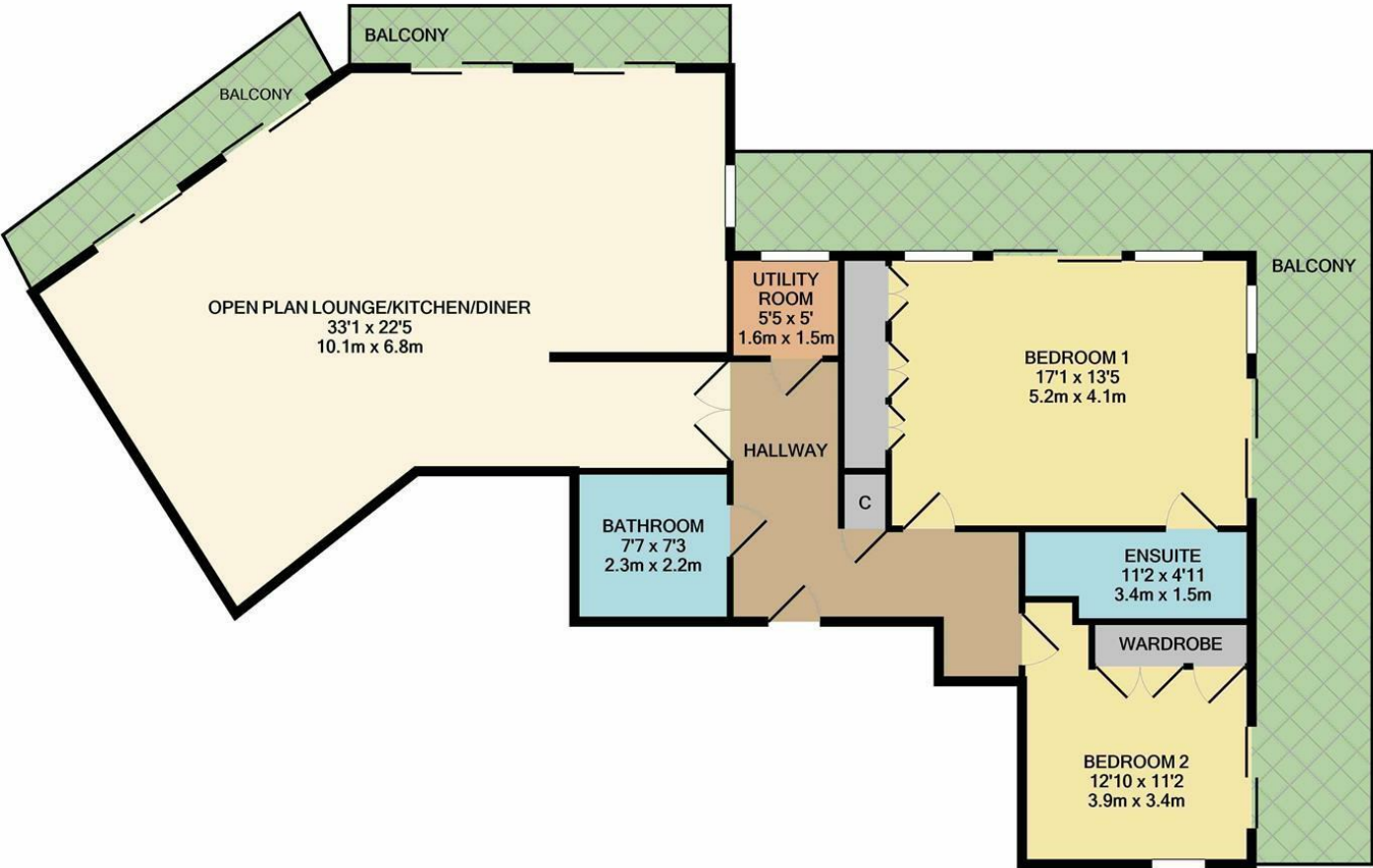
**Parking Bay**

**Roof Terrace**

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APPROX. GROSS INTERNAL FLOOR AREA 1242.00 sq ft



TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(81-91) <b>B</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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