



# *The Reach*

Offers Over £260,000

1 Bed | 1 Bath | 538 SQFT

idyll.

Discover modern living by the thames in this stylish top floor apartment with views and easy access to the Elizabeth Line, DLR & National Rail.

- Fourth Floor apartment
- Open plan concept
- Modern kitchen with dishwasher
- Private balcony
- Three-piece bathroom
- Double bedroom with wardrobes
- Utility room with washer/dryer
- Underfloor heating
- EPC Rating B
- Free street parking (no permit)
- Close to good schools & nurseries
- Surrounded by lakes, parks & riverside
- Excellent transport links
- Thamesmead DLR Extension 2030
- No stamp duty tax for first-time buyers

*Leasehold: 120 years. Service Charge: £172 per month. Ground Rent: £300 per annum*  
*Royal Borough of Greenwich (Band B)*



**16 Thames Reach,  
Thamesmead,  
London SE28**

**To request a viewing, contact us on  
0203 576 5089 or [sales@theidyll.co.uk](mailto:sales@theidyll.co.uk)**

