



Bertrand Way
Thamesmead
SE28 8LN

Tucked away in a quiet spot is this well presented two bedroom first floor maisonette offering good space throughout, located within reach of Abbey Wood station.

- Two bedrooms
- Chain free
- 68 year lease
- Good bus routes
- Electric heating
- Call today

Asking Price £175,000 to £195,000

 2  1  1
Leasehold EPC Rating: D

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*All distances from branch postcode. Train time from nearest station.

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Interior

Entrance Hall Double glazed door to side, stairs to accommodation, built in cupboard

Lounge 4.4m x 3.12m (14'5" x 10'3") Double glazed windows to front and side, Economy 7 heater, carpet

Kitchen 2.57m x 2.03m (8'5" x 6'8") Double glazed window to front, wall and base units with work surfaces above stainless steel sink and drainer unit with mixer tap, built in electric oven and hob with extractor above, plumbing for washing machine, tiled splashbacks

Bedroom 1 3.38m x 3.25m (11'1" x 10'8") Double glazed window to rear, Economy 7 heater, carpet

Bedroom 2 3.18m x 2.44m (10'5" x 8') Double glazed window to rear, Economy 7 heater, carpet

Bathroom Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, tiled floor, extractor fan

Total floor area The EPC states that the total floor area for this property is 45 m2

Additional Information

This property is within easy reach of Abbey Wood, which is named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178, has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks.

The commencement of the Crossrail project (in 2013) has resulted in a dramatic increase in demand for properties in this area.