



Napoleon Lane | The Royal Military Academy, SE18 4EF



OIEO £325,000

Leasehold

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Our service will *move* you

Napoleon Lane,

The Royal Military Academy

A stunning one bedroom grade II listed detached leasehold property, located on the 'Royal Military Academy', with own garden, on site gym, concierge and secure gated communal grounds.

Property Features

- Council Tax: D
- EPC Rating: C
- Detached Property
- On Site Gym and Concierge
- Secure Gated Beautiful Grounds
- Chain Free
- Allocated Parking Space
- Convenient for Elizabeth Line



Interior

Entrance: Secure gated entrance with entry phone system.

Reception Room/Kitchen: 5.94mx3.5m (19'6"x11'6") Fitted with a range of wall and base units with complimentary work surfaces. Integral fridge/freezer, built in electric oven, gas hob with filter hood over. Built in storage cupboard, two sash windows, wooden floor.

Bedroom: 3.45mx3.02m (11'4"x9'11") Built in wardrobes with sliding doors, two sash windows, carpet and door to rear leading to garden area.

Bathroom: A white three piece suite comprising of a tile sided bath, enclosed cistern, with shower screen, WC and wash hand basin, spot lights, frosted sash window, tiled floor, local tiling to walls.

Exterior

Garden Area: To side with artificial grass. Shrubs and flower bed. Steps and door to bedroom.

Communal Grounds: The development is surrounded by stunning communal grounds and cricket pitches. There is also an onsite gym and concierge.

Leasehold Information

Original Lease Term: 250 Years from Dec 2008.

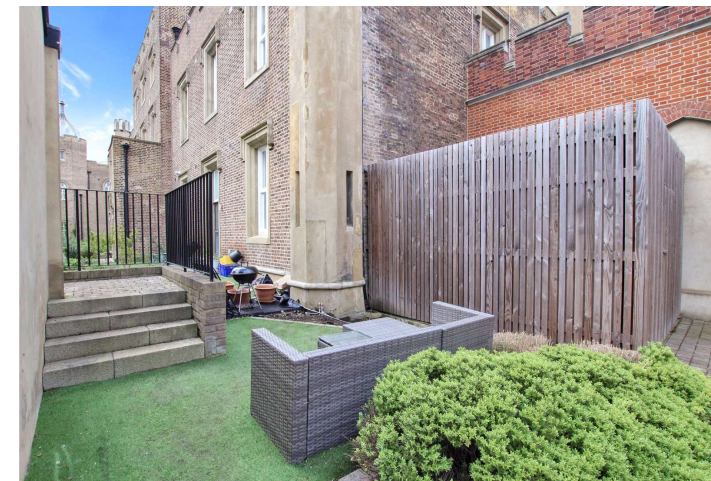
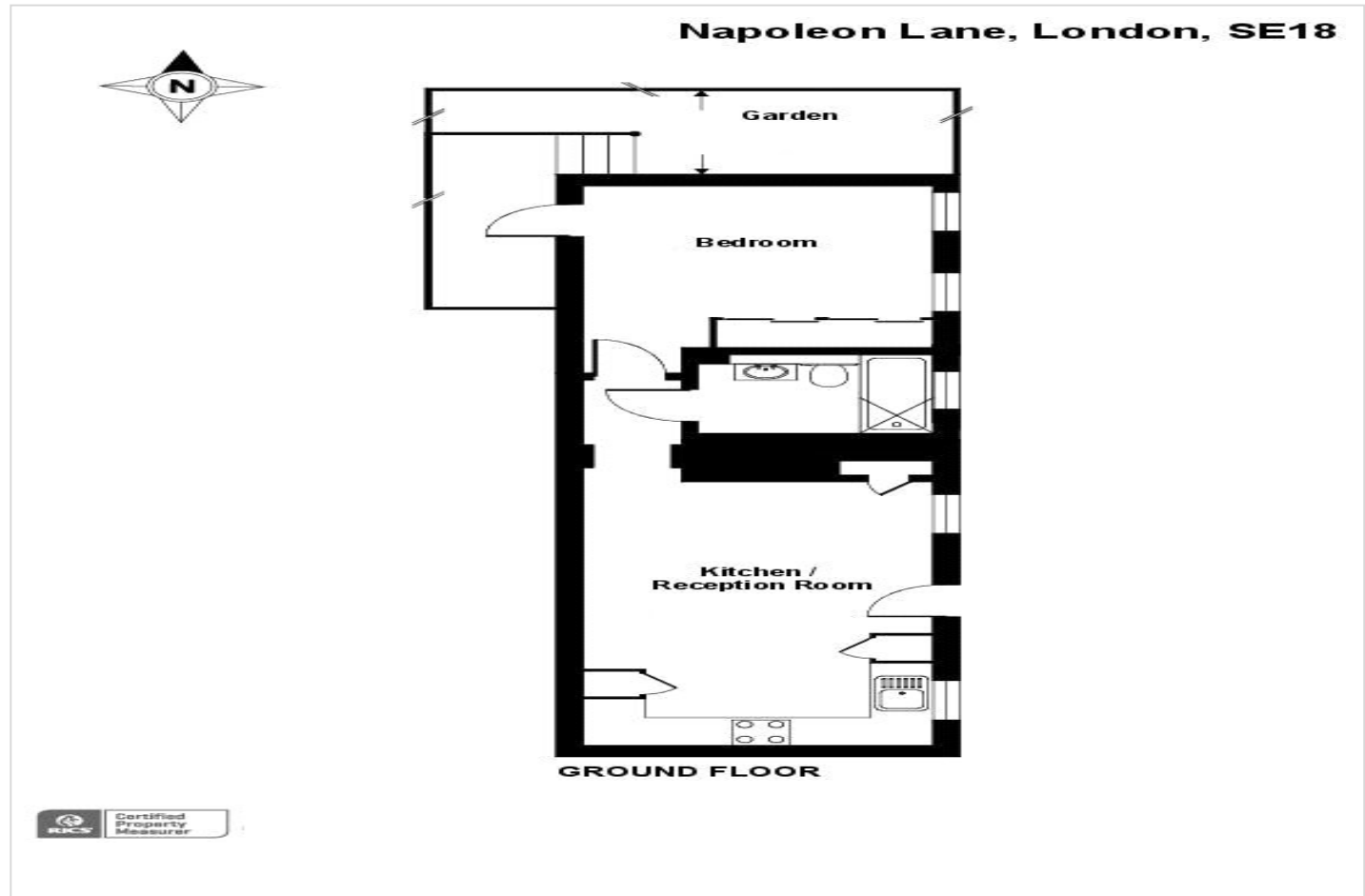
Unexpired Lease: Approximately 243 Years.

Current Ground Rent: £1,100.00 pa Approx.

(maybe subject to upward reviews)

Next Ground Rent Review Date: Due for 2024.

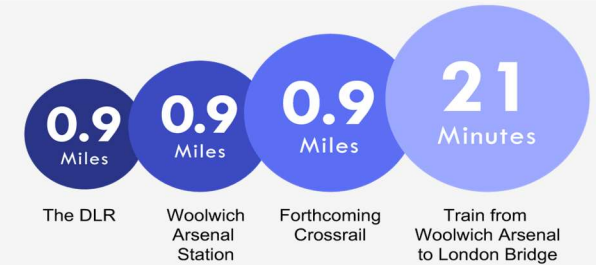
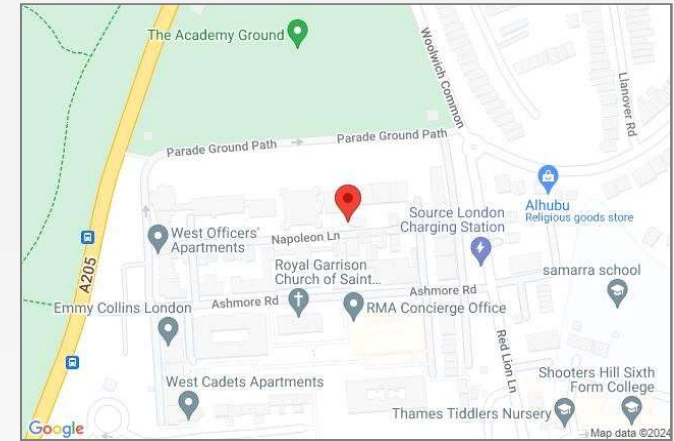
Current Annual Service Charge: £1,920.00 pa Approx.





Property Location

Napoleon Lane, The Royal Military Academy, SE18 4EF



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

Additional Information

Please note that the sale of the property is subject to the current tenancy ending.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan 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.

The vendor informs us that this is a grade II listed property. There are some general guidelines and regulations that apply to most Grade II listed buildings in the UK. One of the key restrictions on Grade II listed buildings is that any changes or alterations to the building must be approved by the local planning authority.

Plumstead and Woolwich are part of South East London's significant reinvention, with dramatic changes to Woolwich Town Centre and surrounds. Already home to excellent mainline rail services and DLR, Woolwich's Elizabeth Line is now open. This connects Woolwich to Canary Wharf (8 mins), Bond Street (21 mins) and Heathrow (47 mins). Together with the redevelopment of the Royal Arsenal along the south bank of the River Thames, Woolwich has fast become a sought after urban centre. Plumstead offers a greener setting, with coffee shops, restaurants, local supermarkets, and the vast commons providing a perfect backdrop to some stunning period properties.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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