



## Wren Path Thamesmead SE28 0DU

Call today to view this larger than average one bedroom flat situated in West Thamesmead ideal for buy to let investor or first time buyer looking to get onto the ladder.

- One bedroom
- 16'1 x 10'6 Lounge
- Top floor
- 92 Year Lease
- Balcony
- Chain free

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 Leasehold EPC Rating: D

**Offers in excess of £190,000**

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**FOR MORE INFORMATION  
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Interior

- Entrance Hall** UPVC door to front, radiator, carpet, intercom, three storage cupboards one of which houses the water cylinder
- Lounge** 4.9m x 3.2m (16'1" x 10'6") UPVC and half double glazed door to rear balcony, double glazed window to side, radiator, carpet, opening to kitchen
- Kitchen** 2.54m x 2.44m (8'4" x 8') Double glazed window to front, wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, space for oven, space for under counter fridge, plumbing for washing machine, part tiled walls, boiler
- Bedroom** 4.45m x 2.62m (14'7" x 8'7") Double glazed window to rear, radiator, built in wardrobes, carpet
- Bathroom** Double glazed frosted window to front, low level wc, panelled bath with folding glass screen and mixer tap, wash hand basin, radiator, part tiled walls

**Total floor area** The EPC states that the total floor area for this property is 47m2

Leasehold Information

- The vendor informs us that the:
- Unexpired lease term is: 92 years (approx)
- Service charge: £87.86 p/month
- Ground rent: £10pa

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.