

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

- One bedroom
- 16'1 x 10'6 Lounge

Offers in excess of £190,000

- Top floor
- 92 Year Lease

- Balcony
- Chain free





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 ios 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



FOR MORE INFORMATION CONTACT US TODAY.

01322 441010 Robinson Jackson 61 Nuxley Road, Belvedere, Kent DA17 5JN belvedere@robinson-jackson.com

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.

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.