



Herbert Road | Woolwich, London, SE18 3PP



Guide Price £250,000 - £270,000

Share Of Freehold

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Herbert Road, Woolwich

This well presented one bedroom lower ground floor victorian style conversion flat with garden to rear, is offered to the market chain free. Convenient for local shops and bus routes.

Property Features

- Council Tax: B
- EPC Rating: C
- 14ft Living Room With Feature 'Fireplace'
- 12ft Bedroom
- Modern Fitted Bathroom
- Rear Garden
- Double Glazing And Central Heating
- Chain Free



Interior

Entrance Hall: Own entrance door to front. Vinyl flooring.

Living Room: Double glazed bay window to front. Built in bookshelf. Feature fireplace and surround. Carpet as fitted.

Kitchen: Fitted with a range of wall and base units with complementary work surfaces. Space for appliances. Vinyl flooring. Part tiled walls. Door to rear garden.

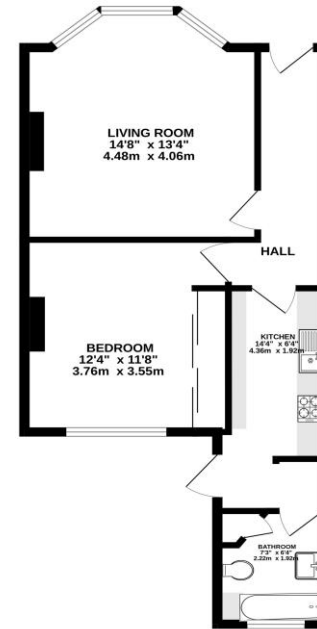
Bedroom: Double glazed window to rear. Built in wardrobe. Carpet as fitted.

Bathroom: Fitted with a white three piece suite comprising of a low level WC, panelled bath with shower attachment and a vanity wash hand basin. Tiled flooring. Tiled walls. Opaque double glazed window to rear. Chrome style towel rail.

Exterior

Garden: Sole ownership of the right hand side of an open plan garden.

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The numbers, symbols and quantities shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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Property Location

Herbert Road, Woolwich, London, SE18 3PP



Share Of Freehold Information

Original Lease Term: 999 Years from September 2022

Unexpired Lease: Approximately 998 Years

Current Ground Rent: TBC

Next Ground Rent Review Date: TBC

Current Service Charge: TBC

Additional Information

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 (8mins), Bond Street (21mins) and Heathrow (47mins). 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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