



Griffin Road | Plumstead, London, SE18 7QE

 3  1  1 Guide Price £300,000 - £325,000 Leasehold

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## Griffin Road, Plumstead

A spacious three bedroom 'split level' period style conversion flat located within easy reach of Plumstead Common and mainline station.

### Property Features

- Council Tax: B
- EPC Rating: D
- 14ft Living Room
- Open Plan Kitchen
- First Floor Bathroom
- Double Glazing
- Central Heating
- Chain Free



## Interior

**Entrance Porch:** To front.

### Ground Floor:

**Entrance Hall:** Carpet as fitted. Stairs to first floor. Storage cupboard.

**Living Room:** 4.3m (14'1") into bay x 3.56m (11'8") Double glazed bay window to front. Open plan to;

**Kitchen:** 3.45m x 2.97m (11'4" x 9'9") Fitted with a range of wall and base units with complementary work surfaces. Space for range style cooker. Double glazed window to rear. Wood style laminate flooring. Tiled walls.

**First Floor Landing:** Double glazed window to rear. Carpet as fitted. Storage cupboard.

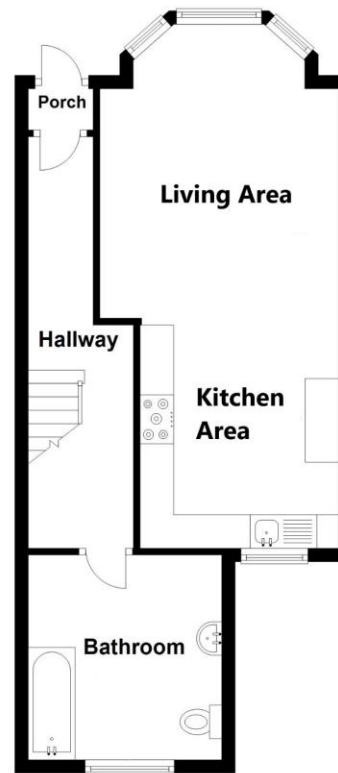
**Bedroom 1:** 3.53m x 3.1m (11'7" x 10'2") Two double glazed windows to front. Carpet as fitted.

**Bedroom 2:** 3.45m x 3.07m (11'4" x 10'1") Double glazed window to rear. Carpet as fitted.

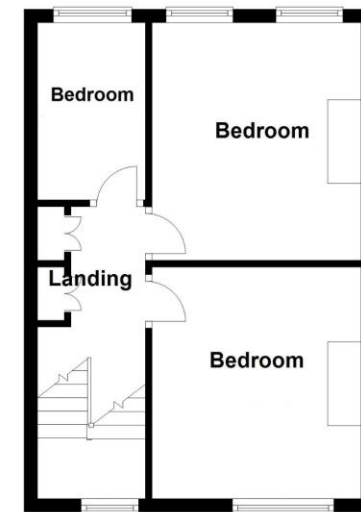
**Bedroom 3:** 2.92m x 1.6m (9'7" x 5'3") Double glazed window to rear. Carpet as fitted. Cupboard housing boiler.

**Bathroom:** A generously sized bathroom fitted with a white three piece suite comprising of a low level WC, panelled bath with mixer taps and shower attachment and a pedestal wash hand basin. Carpet as fitted. Part tiled walls. Opaque double glazed window to rear.

Ground Floor



First Floor





## Leasehold Information

Original Lease Term: 999 Years from 20/05/1975

Unexpired Lease: Approximately 952 Years

Current Ground Rent: Approximately £35.00 Per Annum  
(maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Current Service Charge: N/A

**Please note that the seller informs us that the freeholder is absent, so no ground rent has been requested during their ownership, we recommend you seek your mortgage provider and solicitors acceptance of this.**

## 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.

## Property Location

Griffin Road, Plumstead, London, SE18 7QE



**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8317 4111  
Robinson Jackson  
123-125 Plumstead Common Road,  
Plumstead,  
London SE18 2UQ  
plumstead@robinson-jackson.com

