

Woolwich Church  
Street  
Woolwich  
SE18 5ND



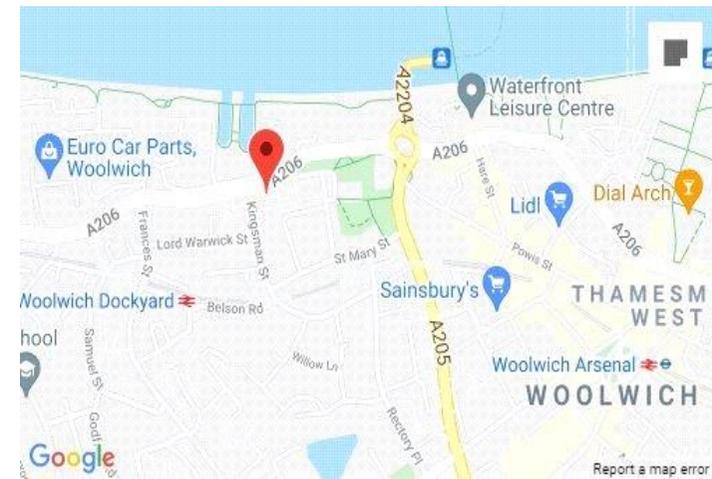
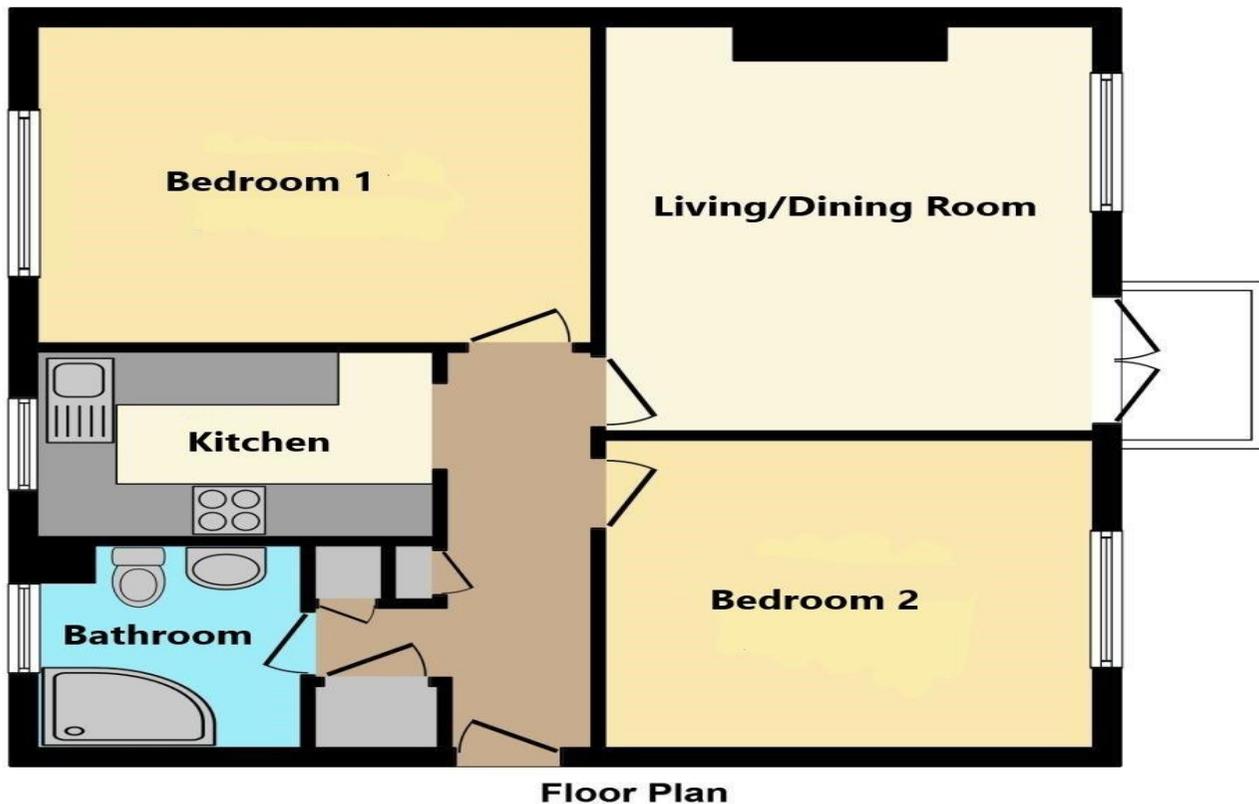
Council Tax: B  
EPC Rating: C

A well presented two bedroom second floor apartment conveniently located for Woolwich Dockyard station and access into Woolwich for DLR and Elizabeth Line.

- 14ft Living/Dining Room
- 10ft Fitted Kitchen
- 13ft Master Bedroom
- Double Glazing
- Central Heating
- Balcony

**Guide Price £240,000 to £260,000**

**ROBINSON-JACKSON**  
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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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Plumstead,  
London SE18 2UQ  
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Total floor area 66.0 sq. m. (710 sq. ft.) approx

## Interior

**Communal Entrance:** To front. Entry phone system. Stairs to all floors.

**Entrance Hall:** Entry phone system. Wood style laminate flooring. Two built in storage cupboards.

**Living/Dining Room** 4.6m x 3.7m (15'1" x 12'2") Double glazed window and balcony door to rear. Wood style laminate flooring.

**Kitchen:** 4.2m x 3.6m (13'9" x 11'10") Fitted with a range of wall and base units with complementary work surface. Filter hood. Space for appliances. Double glazed window to front. Tiled flooring. River views.

**Bedroom 1:** 4.2m x 3.6m (13'9" x 11'10") Double glazed window to front. Wood style laminate flooring. River views.

**Bedroom 2:** 3.7m x 3m (12'2" x 9'10") Double glazed window to rear. Wood style laminate flooring.

**Bathroom:** Fitted with a three piece suite comprising of a low level WC, corner Jacuzzi style bath and a pedestal wash hand basin. Tiled flooring. Opaque double glazed window to rear.

## Leasehold Information

Original Lease Term: 125 Years From June 2002

Unexpired Lease: Approximately 105 Years

Current Ground Rent: Approximately £10.00 Per Annum  
(maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Current Service Charge: Approximately £1,200.00 Per Annum

## 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.