



Erebus Drive | London, SE28 0GB

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Guide Price £325k to £350k      Leasehold

**ROBINSON-JACKSON**

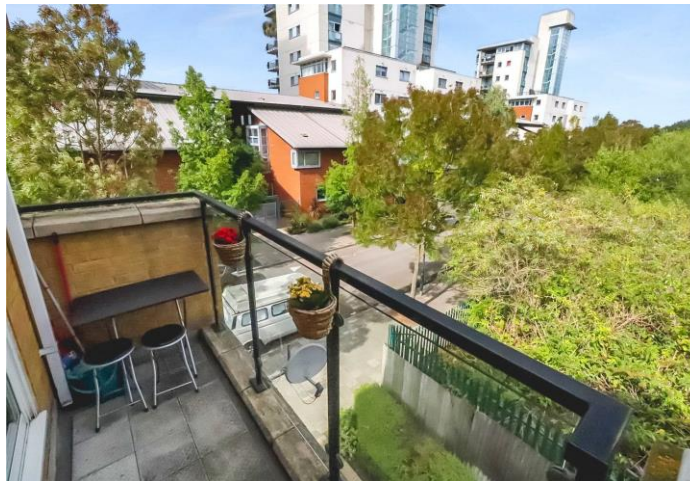
Our service will *move* you

## Erebus Drive, London

Situated in West Thamesmead close to the River Thames next to the Royal Arsenal Estate and within reach of the Woolwich Elizabeth Line Station, is this modern two bedroom second/top floor flat with the added benefit of a garage and no onward chain. This property is ideal for a first time buyer or buy to let investor.

### Property Features

- Two bedrooms
- Second floor/top floor
- Balcony
- Garage
- No onward chain



## Interior

**Entrance Hall** Wooden door to side, Intercom entrance, Radiator, Carpet, Access to loft, storage cupboard housing

**Lounge** 4.50m x 3.57m (14'9" x 11'9") Double glazed window to rear, double glazed door to balcony, carpet, electric fire with decorative surround

**Kitchen** 2.92m x 1.90m (9'7" x 6'2") Double glazed window to rear, wall and base units with work surface over, stainless steel sink with mixer tap, integrated oven, four ring hob, extractor, space for fridge, freezer and washing machine, vinyl flooring

**Bedroom 1** 3.24m x 3.10m (10'8" x 10'2") Double glazed patio door to balcony, double glazed window to side, radiator, carpet

**Bedroom 2** 3.07m x 2.87m (10'1" x 9'5") to widest point. Double glazed windows to rear and side, carpet, electric plug in radiator

**Bathroom:** Double glazed frosted window to rear, low level WC, pedestal wash hand basin, panelled bath with mixer taps and mixer shower attachment, part tiled walls, tiled floor, extractor fan, tiled floor

## Exterior

**Parking** Residential secured allocated parking bay

**Garage** Private garage en-bloc





## Additional Information

The vendor advises us of the following:

Original lease term: 999 Years from September 2001

Service charge 2022/23 - £1788.46 pa

Ground rent: £100 pa

- Council Tax: C
- EPC Rating: To be confirmed

Abbey Wood, 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.

## Property Location

Erebus Drive, London, SE28 0GB



## FOR MORE INFORMATION CONTACT US TODAY.

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