



Benares Road | Plumstead, SE18 1HX



Guide Price £240,000 to £260,000 Leasehold

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## Benares Road, Plumstead

A spacious and well presented one bedroom first floor conversion flat moments away from Plumstead high street and station. Offered to the market chain free.

### Property Features

- Council Tax: B
- EPC Rating: E
- 14ft Living Room
- 10ft Fitted Kitchen
- Modern Bathroom Suite
- Double Glazing
- Central Heating
- Chain Free



# Interior

**Communal Entrance & Entrance Hall:** With stairs to first floor.

**Living Room:** 4.52m x 3.5m (14'10" x 11'6") Two double glazed windows. Stripped and varnished wooden floorboards. Feature period style fireplace with gas inset.

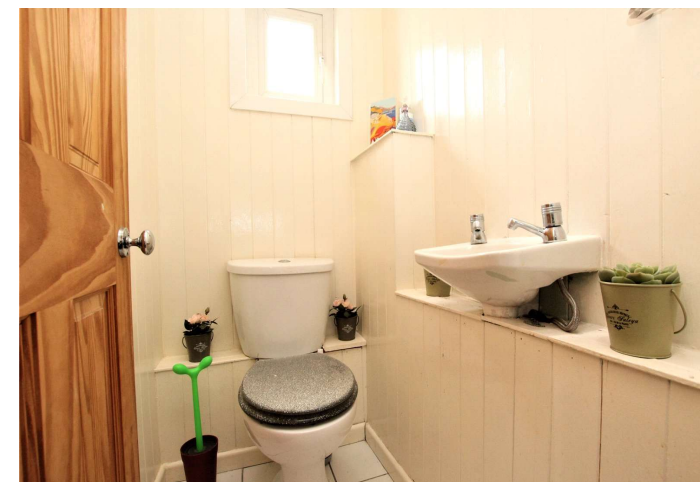
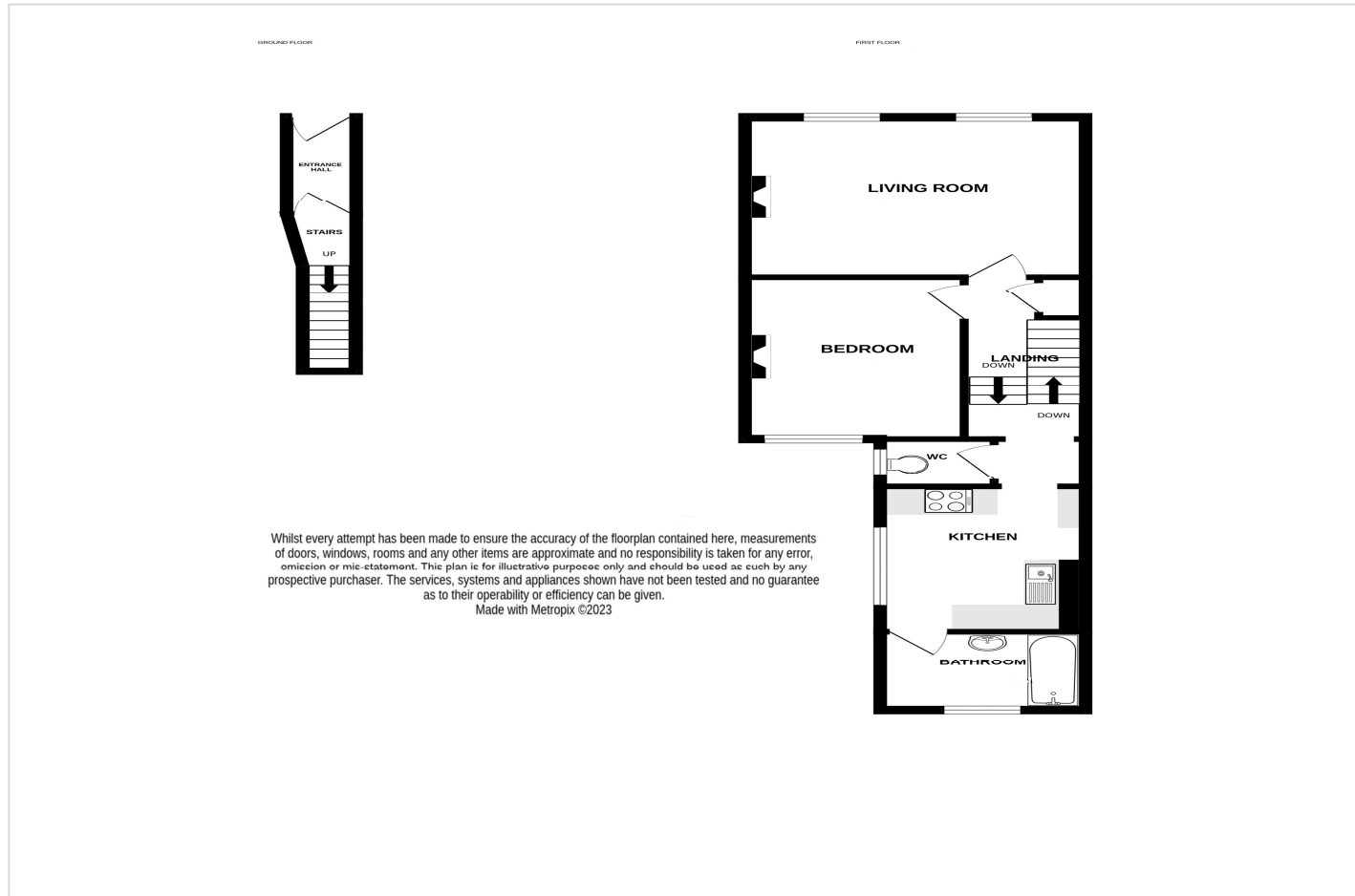
**Kitchen:** 3.15m x 2.74m (10'4" x 9') Fitted with a range of wall and base units with complementary work surfaces. Integrated oven and hob with filter hood. Space for appliances. Wall mounted boiler. Tiled flooring. Part tiled walls. Double glazed window.

**Landing:** Carpet as fitted. Built in cupboard. Access to loft which the sellers inform us that it is a sole use loft giving further potential.

**Bedroom 1:** 3.58m x 2.95m (11'9" x 9'8") Double glazed window. Carpet as fitted. Feature fireplace.

**Bathroom:** Fitted with a white two piece suite comprising of a panelled bath with shower over and a vanity wash hand basin. Tiled flooring. Tiled walls. Opaque double glazed window.

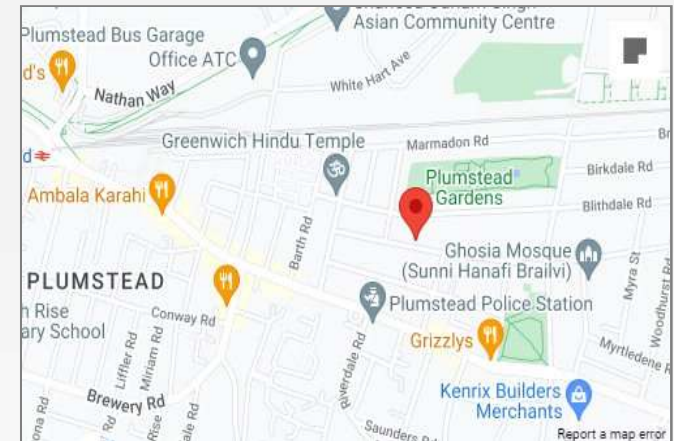
**Separate WC:** Comprising of a low level WC and a wash hand basin. Tiled flooring. Opaque double glazed window.





## Property Location

Benares Road, Plumstead, SE18 1HX



\*All distances from Plumstead Mainline station.

## Leasehold Information

Original Lease Term: 189 Years from 24/06/1976

Unexpired Lease: Approximately 142 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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