

Ankerdine Crescent | Shooters Hill, London, SE18 3LF













# Ankerdine Crescent, Shooters Hill

A generously sized purpose built two bedroom first floor maisonette located on the Shooters Hill slopes, convenient for public transport and amenities.

# **Property Features**

- Council Tax: C
- EPC Rating: To be confirmed
- 16ft Living Room
- Fitted Kitchen
- Balcony
- Residents Parking
- Communal Garden
- Share of Freehold









## **Interior**

**Entrance Hall:** Own entrance door to front. Vinyl flooring. Access to loft.

**Living Room:** 5m x 4.37m (16'5" x 14'4") Carpet as fitted. Double glazed window to rear. Double glazed door to balcony.

**Kitchen:** 3.38m x 1.96m (11'1" x 6'5") Fitted with a range of wall and base units with complimentary work surfaces. Integrated stainless steel oven and hob. Vinyl flooring. Built in cupboard. Double glazed window to front.

**Bedroom 1:** 3.4m x 2.82m (11'2" x 9'3") Double glazed window to front. Carpet as fitted. Built in wardrobe.

**Bedroom 2:** 2.84m x 2.72m (9'4" x 8'11") Double glazed window to rear. Carpet as fitted.

**Bathroom:** Fitted with a three piece white suite comprising of a panelled bath with shower over, wash hand basin and a low level WC. Chrome style towel rail. Tiled flooring. Double glazed opaque window to side.

### **Exterior**

**Parking:** Residents covered parking to rear.

Communal Garden:

# New to Market Property awaiting floorplan







#### **Additional Information**

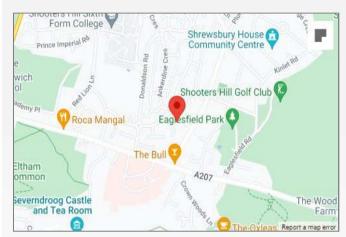
Plumstead and Woolwich are part of South East London's significant reinvention, with dramatic changes to Woolwich Town Centre and surrounds. Already home to excellent mainline rail services and DLR, Woolwich's Elizabeth Line is now open. This connects Woolwich to Canary Wharf (8mins), Bond Street (21mins) 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.

### **Share of Freehold Information**

Original Lease Term: 125 Years from 25/03/2000 Unexpired Lease: Approximately 102 Years Current Ground Rent: £30.00 Per Annum Next Ground Rent Review Date: TBC Current Service Charge: TBC

## **Property Location**

Ankerdine Crescent, Shooters Hill, London, SE18 3LF







These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.