



Campbell Close | London, SE18 3NE

 3  1  2 Guide Price £280,000 to £300,000 Leasehold

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## Campbell Close, London

A three bedroom purpose built apartment located on the fourth floor, boasting amazing city views and offered to the market chain free.

### Property Features

- Council Tax: C
- EPC Rating: E
- 14ft Living Room
- 10ft Fitted Kitchen
- Three Double Bedrooms
- Convenient Location
- City Views
- Chain Free



## Interior

**Communal Entrance And Halls:** Lift to all floors.

**Entrance Hall:** Carpet as fitted.

**Living Room:** 4.37m x 2.97m (14'4" x 9'9") Double glazed windows to rear and side. Double glazed door to balcony. City views. Carpet as fitted. Feature gas fire with inset.

**Kitchen:** 3.2m x 2.08m (10'6" x 6'10") Fitted with a range of wall and base units with complementary work surfaces with complementary work surfaces. Integrated oven and hob with filter hood. Integrated fridge/freezer. Double glazed windows to front. Vinyl flooring. Tiled walls.

**Separate WC:** Fitted with a low level WC. Carpet as fitted. Opaque double glazed window.

**Bathroom:** Fitted with a white two piece suite comprising of a panelled bath and a wash hand basin. Carpet as fitted. Tiled walls. Opaque double glazed window.

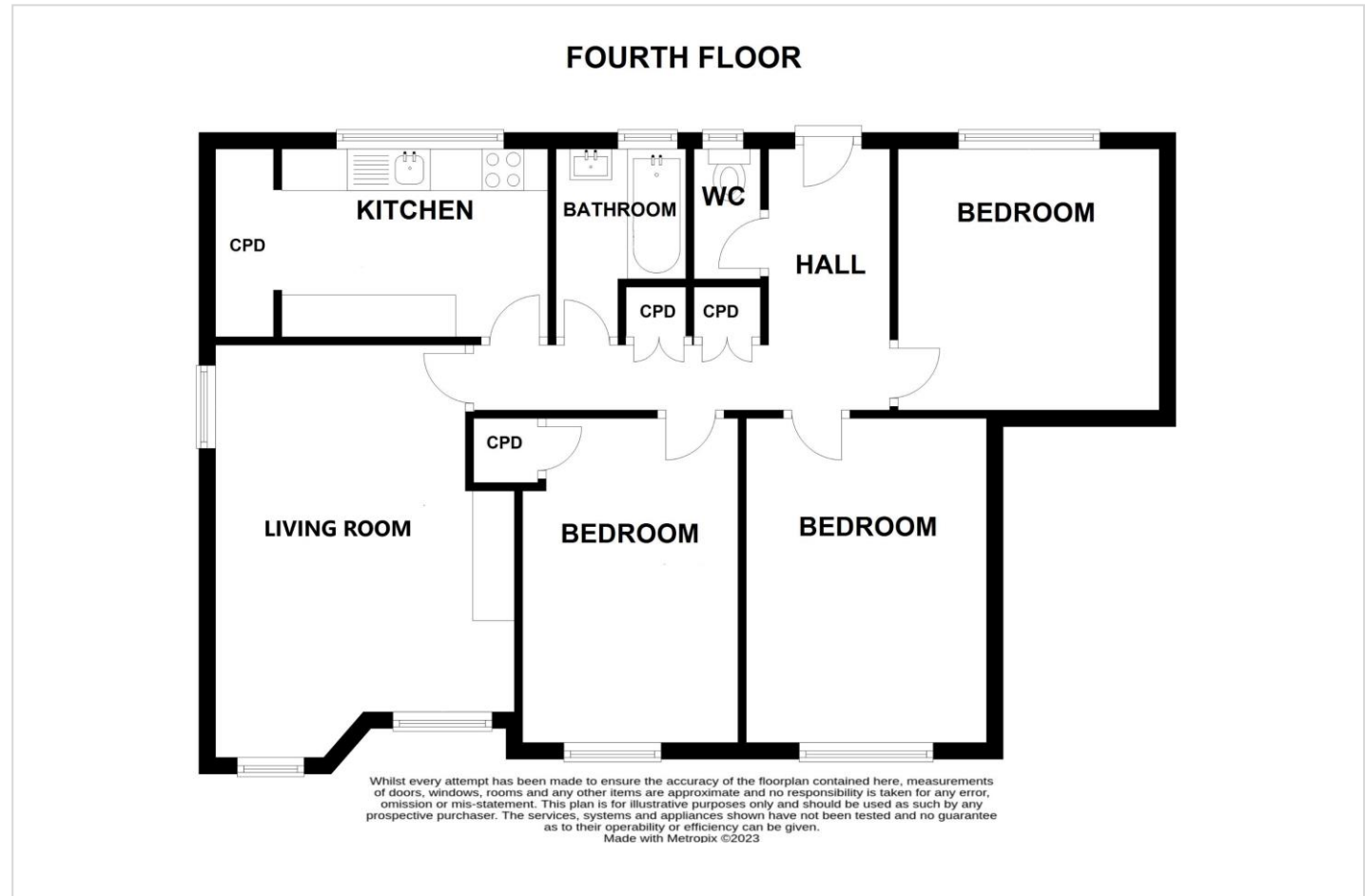
**Bedroom 1:** 3.89m x 2.84m (12'9" x 9'4") Double glazed window to rear. Carpet as fitted.

**Bedroom 2:** 3.86m x 2.6m (12'8" x 8'6") Double glazed window to rear. Carpet as fitted.

**Bedroom 3:** 3.12m x 3.12m (10'3" x 10'3") Double glazed window to front. Carpet as fitted.

## Exterior

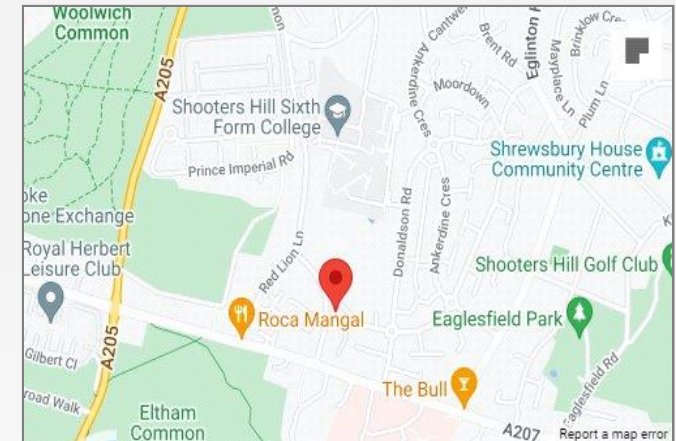
**Balcony:** Offering superb city views.





## Property Location

Campbell Close, London, SE18 3NE



\*All distances from branch postcode. Train time from nearest station.

## Leasehold Information

Original Lease Term: 125 Years from 12/06/1989

Unexpired Lease: Approximately 91 Years

Current Ground Rent: Peppercorn

Next Ground Rent Review Date: TBC

Current Service Charge: TBC

## Additional Information

**Please note that the sale of this property is subject to a grant of probate being obtained.**

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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