



Woburn Close  
 London  
 SE28 8QZ  
 Leasehold



Council Tax: B  
 EPC Rating: C

Calling all first-time buyers and buy-to-let investors to view this well presented second floor flat which is larger than average throughout.

- One bedroom
- Second floor
- 99 Year lease (approx)
- Allocated parking
- 52sq metres
- CCTV in communal areas
- Bin and bike storage

**Asking Price £200,000**



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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## Interior

**Entrance Hall** Door to side, radiator, storage cupboard, intercom

**Lounge** 6.15m x 3.23m (20'2" x 10'7") Two double glazed windows to front, double glazed window to side, radiator, carpet, door to kitchen

**Kitchen** 2.6m x 2.57m (8'6" x 8'5") Double glazed window to side, wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, integrated oven, four ring gas hob, extractor, space for washing machine, breakfast bar, Baxi combi boiler, part tiled walls, vinyl flooring

**Bedroom** 4.95m x 2.54m (16'3" x 8'4") Double glazed window to front, radiator, carpet

**Bathroom** Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, vinyl flooring, part tiled walls

## Exterior

**Parking** Allocated parking for one car, plus one visitor space

## Leasehold Information

Time remaining on lease: Approx. 99 years

Ground Rent: £25 Per Annum

Service Charge: £2032.89 Per Annum

Ground Rent Review Date:

## Additional Information

This property is within easy reach of Abbey Wood, which is 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.