



Swingate Lane | Plumstead Common, London, SE18 2DA

 2  1  1 Guide Price £375,000 to £400,000 Freehold

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## Swingate Lane, Plumstead

A well presented two bedroom period style home located just moments from Winn's common, bus routes and local amenities.

### Property Features

- Council Tax: C
- EPC Rating: D
- 22ft Through Lounge/Dining Room
- Modern Fitted Kitchen
- 13ft Master Bedroom
- First Floor Bathroom
- Gas Central Heating
- Chain Free



# Interior

## Entrance Porch:

**Through Lounge/Dining Room:** 6.78m x 4.32m (22'3" x 14'2") Double glazed bay window. Wood style laminate flooring. Stairs to first floor. Understairs storage cupboard. Door to rear.

**Kitchen:** 2.57m x 2.2m (8'5" x 7'3") Fitted with a range of wall and base units with complementary work surfaces. Integrated oven and hob with filter hood. Tiled flooring. Tiled walls. Double glazed window. Space for appliances.

**Landing:** Carpet as fitted. Access to loft.

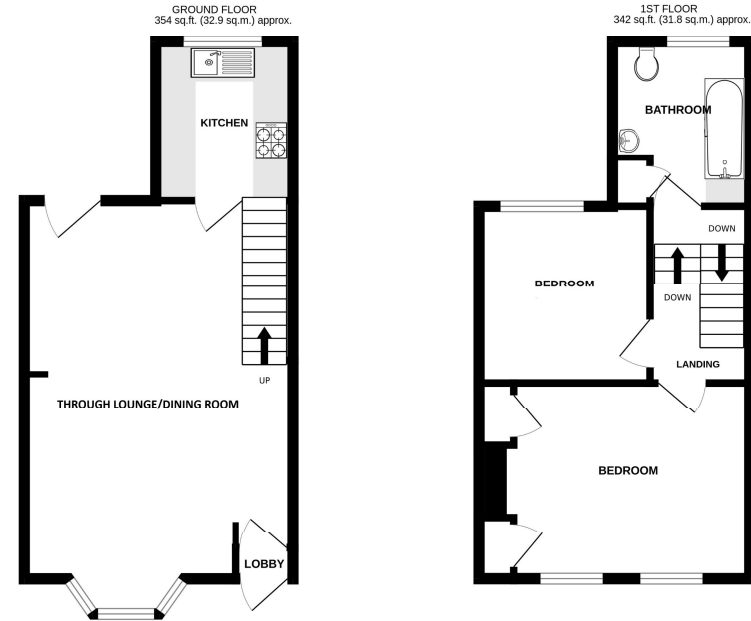
**Bedroom 1:** 4.01m x 3.18m (13'2" x 10'5") Two double glazed windows. Wood style laminate flooring. Built in storage cupboards.

**Bedroom 2:** 2.9m x 2.72m (9'6" x 8'11") Double glazed window. Wood style laminate flooring.

**Bathroom:** Fitted with a white three piece suite comprising of a low level WC, panelled bath with shower attachment and a pedestal wash and basin. Wood style laminate flooring. Part tiled walls. Opaque double glazed window.

# Exterior

**Rear Garden:** Part paved, part decked.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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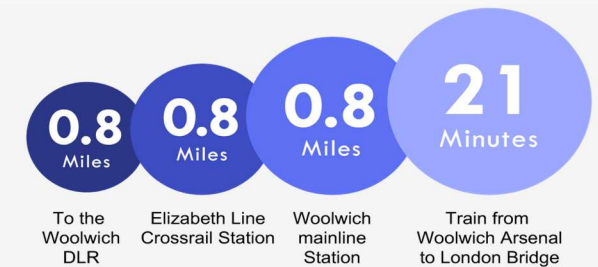
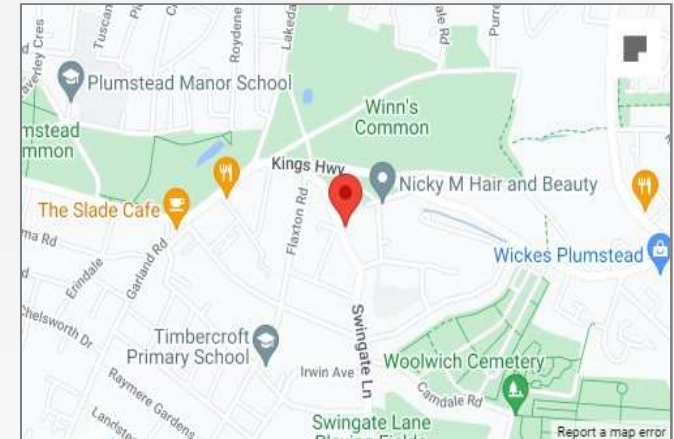






## Property Location

Swingate Lane, Plumstead, London, SE18 2DA



\*All distances from Plumstead Mainline station.

## 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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