



Philimore Close
Plumstead
SE18 1PN

Leasehold



Council Tax: A
EPC Rating: D

A one bedroom first floor maisonette conveniently located for Plumstead station, high street and bus routes. Offered to the market chain free.

- 13'7 Living Room
- 10ft Bedroom
- Claw Foot Bath
- Fitted Kitchen
- Residents Parking
- Chain Free

Guide Price £230,000 - £250,000



**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8317 4111
Robinson Jackson
123-125 Plumstead Common Road,
Plumstead,
London SE18 2UQ
plumstead@robinson-jackson.com



Interior

Entrance Hall: Own entrance door to front. Carpet as fitted. Stairs to first floor.

Living Room: 4.14m x 2.8m (13'7" x 9'2") Double glazed window to rear. Carpet as fitted. Archway to;

Kitchen: 2.7m x 1.9m (8'10" x 6'3") Fitted with a range of wall and base units with complementary work surfaces. Integrated oven and hob with filter hood and stainless steel back plate. Space for appliances. Wood style laminate flooring. Part tiled walls. Double glazed window to front.

Bedroom 1: 3.1m x 2.51m (10'2" x 8'3") Double glazed window to rear. Carpet as fitted. Built-in wardrobe.

Bathroom: Fitted with a white three piece suite comprising of a low level WC, claw foot bath and a pedestal wash hand basin. Tiled flooring. Part tiled walls. Opaque double glazed window.

Exterior

Residents Parking

Leasehold Information

Original Lease Term: 999 Years from 1997

Unexpired Lease: Approximately 972 Years

Current Ground Rent: TBA

Next Ground Rent Review Date: TBA

Current Service Charge: Approximately £1059.96 Per Annum

Estate Charge: Approx £765.24 per annum

All the above is subject to legal verification

Please note that the sale of the property is subject to the current tenancy ending and the seller obtaining vacant possession.

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.