



St. Margarets Grove | Plumstead Common, London, SE18 7RL



Guide Price £375,000 - £380,000 Share of Freehold

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St. Margarets Grove, Plumstead Common

Set over two floors and overlooking Plumstead Common is this stunning 'Share Of Freehold' three bedroom period built conversion flat. Superbly presented and convenient for access into Woolwich.

Property Features

- Council Tax: B
- EPC Rating: C
- Overlooking Common
- Period Features
- Modern Kitchen/Breakfast Room
- Share Of Freehold
- Chain Free
- Convenient For Elizabeth Line



Interior

Storm Porch: Covered communal entrance door to front.

Entrance Hall/Landing: Stairs to first floor and second floor. Carpet as fitted.

Living Room: 5.74m (18'10") x 3.76m (12'4") narrowing to 2.6m (8'6") Two double glazed windows to front overlooking Plumstead Common. Wooden flooring. Feature period style fireplace. Built in original style cupboard. Ceiling rose.

Kitchen/Breakfast Room: 4.24m (13'11") x 3.58m (11'9") narrowing to 3.05 (10')m Fitted with a range of modern wall and base units with complementary work surfaces. Integrated oven with separate hob and filter hood. Space for appliances. Exposed brick chimney breast. Part tiled walls. Tiled flooring. Full length double glazed door to rear.

Bedroom 2: 3.76m x 3.48m (12'4" x 11'5") Double glazed window to rear. Carpet as fitted. Feature period style fireplace. Two built in original style cupboards. Ceiling rose.

Bathroom: Fitted with a white three piece modern suite comprising of an enclosed cistern WC, panelled bath with shower over and a wash hand basin. Stripped and varnished floorboards. Part tiled walls. Opaque double glazed window. Chrome style towel rail.

Landing: Carpet as fitted.

Bedroom 1: 4.4m (14'5") at widest point x 3.58m (11'9") Double glazed window. Two double glazed Velux windows. Twin aspect. Wooden flooring. Built in eaves storage.

Bedroom 3: 2.44m x 1.73m (8' x 5'8") Double glazed Velux window. Wooden flooring.





Property Location

St. Margarets Grove, Plumstead Common, London, SE18 7RL



*All distances from Plumstead Mainline station.

Share of Freehold Information

- Original Lease Term: 99 Years from 27/06/2017
- Unexpired Lease: Approximately 93 Years
- Current Ground Rent: TBC
- Next Ground Rent Review Date: TBC
- Current Service Charge: TBC

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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