



Heavitree Road | Plumstead Common, London, SE18 7RB



Guide Price £250,000 to £275,000 Leasehold

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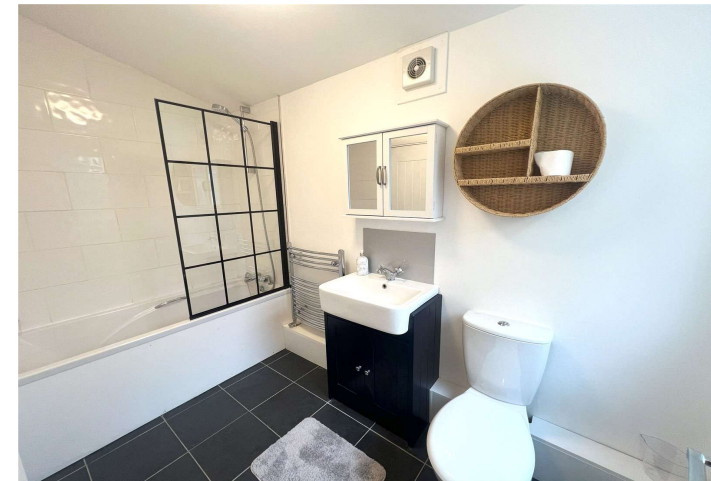
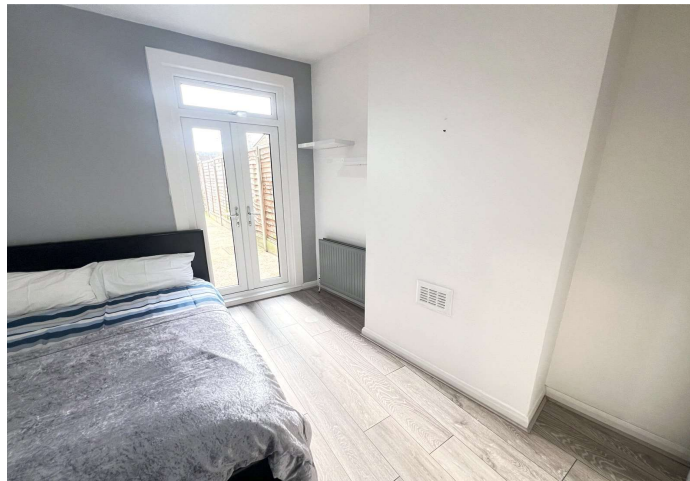


## Heavitree Road, Plumstead Common

A stunning one bedroom ground floor garden flat, refurbished internally and backing onto tennis courts. Convenient for Plumstead Common, Plumstead station, shops and amenities. Offered chain free.

### Property Features

- Council Tax: B
- EPC Rating: D
- Modern Fitted Kitchen
- Appliances To Remain
- Low Maintenance Rear Garden
- Double Glazing and Central Heating
- Long Lease
- Chain Free





## Interior

### Communal Entrance:

**Own Entrance Hall:** Understairs recess.

**Living Room:** 4.45m x 3.38m (14'7" x 11'1") Double glazed half bay window. Wood style laminate flooring. Feature fireplace with electric fire and surround.

**Kitchen:** 4.32m x 2.77m (14'2" x 9'9") Fitted with a range of modern wall and base units with complementary work surfaces. Integrated oven and hob with filter hood. Integrated microwave, dishwasher and fridge/freezer. Wall mounted boiler. Wood style laminate flooring. Double glazed window. Door to;

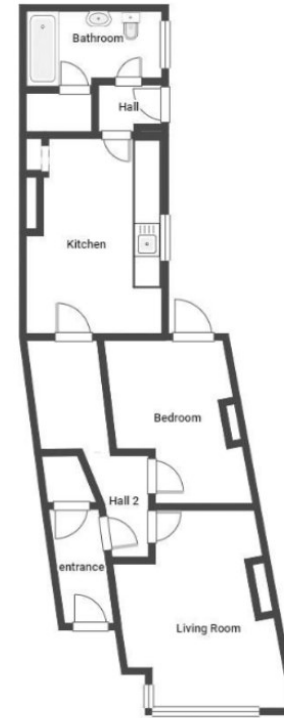
**Lobby:** Double glazed door to rear. Tiled flooring.

**Bathroom:** Fitted with a white three piece suite comprising of a low level WC, panelled bath with glass shower screen and a vanity wash hand basin. Chrome style towel rail. Tiled flooring. Part tiled walls. Extractor fan. Opaque double glazed window. Large walk-in cupboard.

**Bedroom:** 3.6m x 2.87m (11'10" x 9'5") Double glazed doors to rear. Wood style laminate flooring.

## Exterior

**Rear Garden:** A generously sized rear garden mainly paved with lawn and gravel areas. Covered gate to rear.



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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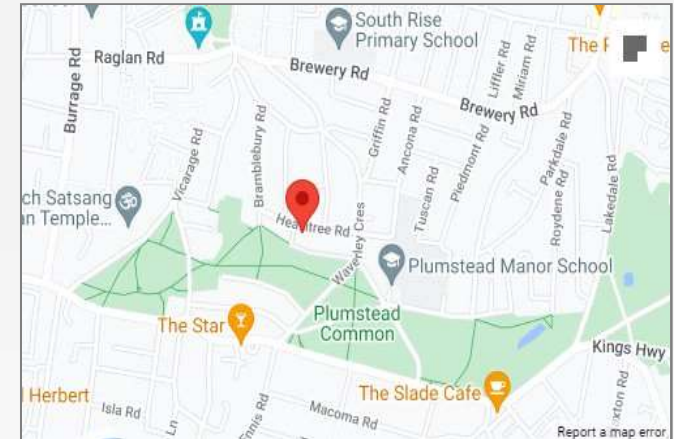






## Property Location

Heavitree Road, Plumstead Common, London, SE18 7RB



\*All distances from Plumstead Mainline station.

## Leasehold Information

Original Lease Term: 990 Years from 14/10/2022

Unexpired Lease: Approximately 989 Years

Current Ground Rent: Peppercorn

Next Ground Rent Review Date: TBC

Current Service Charge: Approximately £90.52 Per Month

## Additional Information

Please note that the rear access way is subject to legal verification.

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 (8 mins), Bond Street (21 mins) and Heathrow (47 mins). 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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