



Flat 2 | Bywater House, Woolwich, SE18 5SP



Guide Price £240,000 - £260,000

Leasehold

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Flat 2, Bywater House

A recently modernised well presented one bedroom ground floor flat. Located on the King Henry's Wharf development. Close to the Thames path with easy access to Woolwich Town Centre, Woolwich Arsenal.

Property Features

- Council Tax: B
- EPC Rating: C
- 16'6 Lounge / Dining Room
- Newly Fitted Kitchen
- Modern Shower Room
- Double Bedroom
- Convenient Location
- No Chain



Interior

Communal Entrance: Entryphone system, stairs to all floors.

Entrance Hall: Carpet, storage cupboard.

Lounge / Dining Room: 5.03m x 2.77m (16'6" x 9'1") Laminate flooring, double glazed window to side and rear.

Kitchen: 2.13m x 1.83m (7' x 6') Fitted with a range of wall and base units and complimentary work surfaces. Built in electric hob, oven and microwave. Laminate flooring, space for washing machine, double glazed window to rear.

Bedroom: 3.15m x 2.64m (10'4" x 8'8") Carpet, built in storage cupboard, double glazed window to rear.

Shower Room: Corner shower cubicle, low level WC with enclosed cistern, pedestal hand basin.

Exterior

Parking: Residents parking.

Leasehold Information

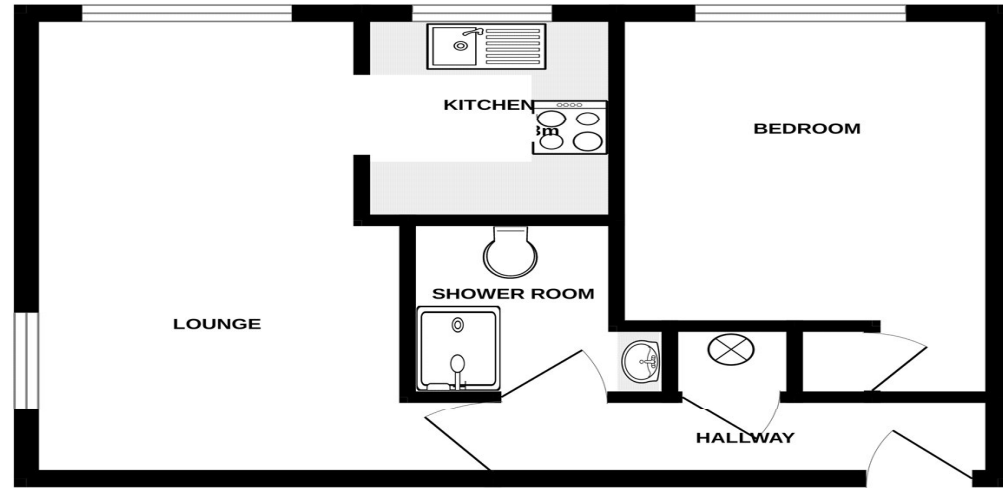
Time remaining on lease: Approx. 125 years.

Ground Rent: £90.00 PA

Service Charge: £1237.80 PA

Ground Rent Review Date: N/a.

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



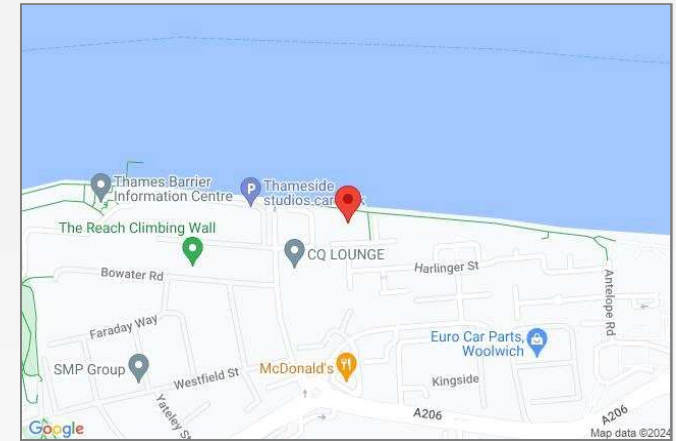
TOTAL FLOOR AREA : 367 sq.ft. (34.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

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Additional Information

Vendor informs us that the lease is currently being extended to the 125 year period mentioned.

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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