



NITHDALE ROAD, PLUMSTEAD, LONDON, SE18 3PE
£585,000 FREEHOLD

A SUPERB THREE DOUBLE BEDROOM VICTORIAN HOUSE IN VERY GOOD DECORATIVE ORDER WITH A LARGE KITCHEN DINER AND 75FT GARDEN IN THIS POPULAR SHOOTERS HILL SLOPES LOCATION.

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Winkworth

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DESCRIPTION:

Features include; high ceilings, period features, stripped floorboards, fireplaces, gas fired central heating and double glazed windows.

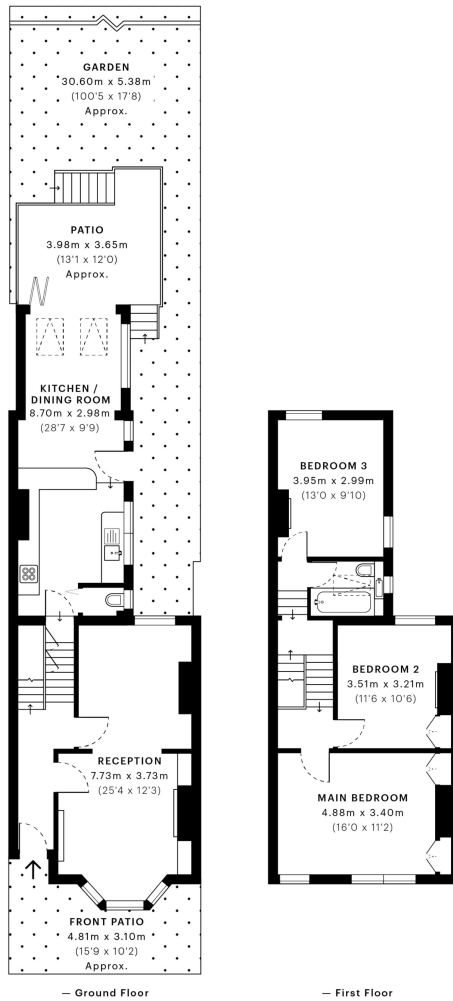
The accommodation briefly comprises; a large through reception room with bay window, a downstairs WC and a large 28ft modern kitchen diner with wooden worktops and bi-folding doors to the garden. Upstairs to the first floor is a very large master bedroom to the front with built in wardrobes, a second double bedroom, again with built in wardrobes, a third double bedroom and modern family bathroom. To the rear is a raised deck access via the kitchen diner with steps down to a landscaped garden extending to approx. 75ft with extensive lawn and flowerbed borders. There is also a lean too, which is currently used as a workshop.

This is a wonderful home and your earliest viewing is essential. Virtual tours can be seen at winkworth.co.uk

Nithdale Road is nestled within the Shooters Hill Slopes one of the highest points in London, which offers ample bus links in to Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés and shopping facilities. You are also surrounded by many green spaces including the historic Oxleas Woods, Eaglesfield Recreation Ground and Shooters Hill Golf club & Lawn Tennis club. The iconic Serverndroog castle is only a short walk away so you can enjoy breathtaking views from one of the highest points in London and enjoy the popular tea rooms. Woolwich Arsenal station is fantastic with DLR, mainline rail, Thameslink to Paddington and the recently opened Elizabeth Line (Crossrail). Bus links to all stations are all very frequent (buses 89/486/244).







GROSS INTERNAL AREA (GIA)
The footprint of the property
111.28 sqm / 1197.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall thickness, measured to head height
103.83 sqm / 1117.62 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.0 m
0.26 sqm / 2.80 sqft

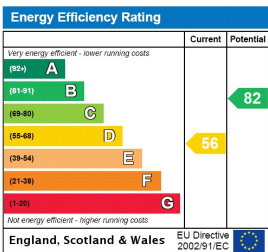


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 106.04 sqm / 1137.70 sqft
IPMS 2C RESIDENTIAL 105.56 sqm / 1134.30 sqft

SPEC ID: 563a041eadf17fd0dd5240fa7

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.



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