



ELMDENE ROAD, WOOLWICH, LONDON, SE18  
**£265,000 SHARE OF FREEHOLD**

**A REALLY WELL PRESENTED ONE BEDROOM CONVERSION FLAT, THAT IS PART OF A VICTORIAN TERRACED HOUSE LOCATED CLOSE TO PLUMSTEAD TOWN CENTRE. FEATURING A LARGE PRIVATE GARDEN AND MEASURING CIRCA 595 SQ FT.**

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## DESCRIPTION:

A really well presented one bedroom conversion flat, that is part of a Victorian terraced house located close to Plumstead town centre. Featuring a large private garden and measuring circa 595 sq ft.

Having just been redecorated the property briefly comprises an 18ft reception room, that leads onto a well fitted galley style kitchen. There's a decent sized master bedroom and family bathroom to the rear. The garden is west facing and features a large shed/storage room, which has power. Offered to the market with no chain.

Elmdene Road is quietly located just off Plumstead Common Road and is just round the corner from local shops. Woolwich town centre is also a short walk away, which offers a great selection of shops, but also mainline rail and Crossrail. Your earliest viewing is recommended.

## AT A GLANCE

- one bedroom flat
- Victorian conversion
- large private garden
- circa 595 sq ft
- recently redecorated
- 18ft reception
- galley kitchen
- 13ft bedroom
- moments from local shops
- no chain

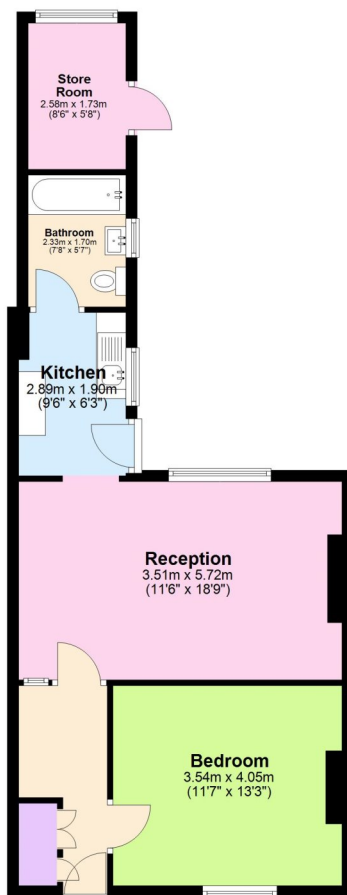






## Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 140 year and 0 months

**Service Charge:** tbc

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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