

Isla Road, Plumstead

3 bed(s) 2 bath(s) 1 reception(s)

**Beaumont  
Gibbs**  
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

**£649,999 Freehold**









Beaumont Gibbs are pleased to offer this beautiful and very spacious three double bed roomed red brick fronted Victorian mid terrace house for sale. The property has undergone a comprehensive bespoke refurbishment programme and is a visually stunning house, in one of the most desirable roads in Plumstead Common. Situated approximately half a mile distance from Woolwich Arsenal DLR and mainline railway station, with a selection of local bus routes and shops nearby for your convenience. The property comprises entrance hall, lounge, spacious and extended fitted kitchen/diner with bi-folding doors out to the garden, ground floor W.C and to the first floor can be found three double bedrooms and the bathroom. Outside to the rear is a 48' rear garden. Further benefits include gas central heating, double glazing, with sliding sash style double glazed windows to the front. Your internal viewing is highly recommended, we hold keys for accompanied viewings.

### Room Measurements

Lounge 15'8 x 13'7 into bay (4.78m x 4.14m)

Kitchen / Diner 30' x 14'6 narrowing to 10' (9.14m x 4.42m narrowing to 3.12m)

Bedroom One 13'9 into bay and to rear of wardrobe x 9'2 (4.19m x 2.79m)

Bedroom Two 12'5 to rear of wardrobe x 10'3 (3.78m x 3.12m)

Bedroom Three 12' to rear of wardrobe x 10' (3.66m x 3.05m)

Bathroom 7'9 x 5' (2.36 x 1.52m)

Rear Garden 48' (14.63m)

### Council tax

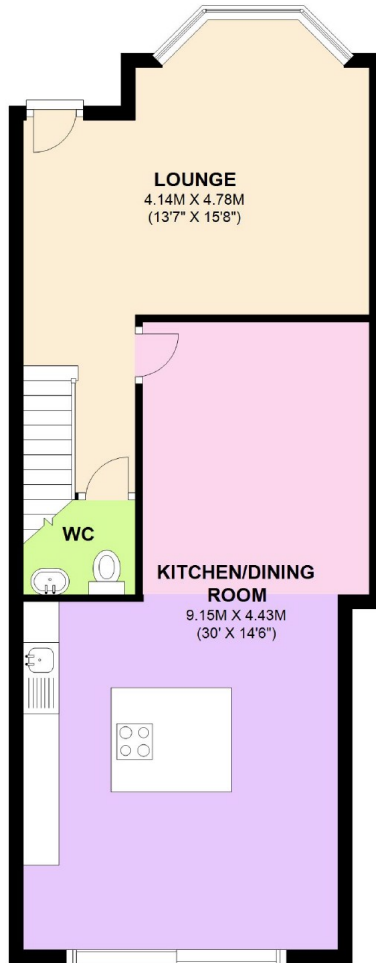
Royal Borough of Greenwich - Band D - £1,429.33 per annum.





## GROUND FLOOR

APPROX. 56.8 SQ. METRES (611.5 SQ. FEET)



## FIRST FLOOR

APPROX. 47.2 SQ. METRES (508.0 SQ. FEET)



TOTAL AREA: APPROX. 104.0 SQ. METRES (1119.5 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			85
		68	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(2-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			82
		63	

It is not known whether the fixtures and the fittings to be included in the disposal of this property are operational and effective, as the agents have not tested them. Measurements have been taken using a 'Disto life' laser measure. Floor plans (where applicable) should only be used as a rough guide. The accuracy of the floor plans and measurements as well as the content of the property details CANNOT be relied upon.

# 020 8319 7600

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