

Maryon Road, Charlton

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

**Beaumont
Gibbs**
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

Auction Guide £320,000 Leasehold - share of freehold





**** FOR SALE BY ONLINE AUCTION -STARTING PRICE £320,000****

*** SHARE OF FREEHOLD * LONG LEASE * OWN PRIVATE 89' REAR GARDEN * OWN FRONT GARDEN * OFF STREET PARKING * EN-SUITE SHOWER * SEPARATE BATHROOM * SPACIOUS LOUNGE * HIGH CEILINGS ***

Situated approximately a quarter of a mile from Woolwich Dockyard mainline station and one mile to Woolwich DLR and forthcoming Crossrail, Beaumont Gibbs are delighted to offer this two bedroomed ground floor Victorian flat for sale. Forming part of this very attractive red bricked period house, the flat occupied the whole of the ground floor and benefits include sole use of a huge rear garden, conservatory, spacious lounge, en-suite shower, separate bathroom, off street parking, own front garden and a Share of Freehold. Your internal viewing is highly recommended.

Room Measurements

Lounge 15'9 x 11'6 (4.80m x 3.51m)

Kitchen 11' x 7'2 (3.35m x 2.18m)

Conservatory 11'3 x 6'4 (3.43m x 1.93m)

Bedroom One 15'4 x 14'3 (4.67m x 4.34m)

En-Suite Shower 4'3 x 4' (1.30m x 1.22m)

Bedroom Two 11'9 x 7'5 (3.58m x 2.26m)

Bathroom 8'7 x 5'1 (2.62m x 1.55m)

Rear Garden 89' x 21' (27.13m x 6.40m)

Front Garden 26' (7.92m)

Council Tax

Royal Borough of Greenwich - Band B - £1,158.54 per annum

Lease

The balance of a 125 year lease, created on the 30th June 2016. To be confirmed by the vendors solicitor.

Ground Rent

Nil. To be confirmed by the vendors solicitor.

Service Charge

Nil. Any communal works to be carried out are discussed with all three owners within the building as and when required. To be confirmed by the vendors solicitor.

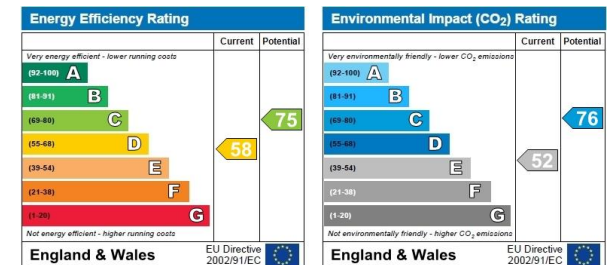
Share of Freehold

This property also comes with a Share of Freehold. To be confirmed by the vendors solicitor.





TOTAL AREA: APPROX. 70.1 SQ. METRES (754.2 SQ. FEET)



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.

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