

Eglinton Hill, Shooters Hill

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

**Beaumont  
Gibbs**   
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

**£280,000 Leasehold - share of freehold**









A beautiful one bedroom, first floor, period conversion set within this stunning detached building, This elegant building is perfectly set within its walled grounds and perched at the top of Eglinton Hill on the junction with Shrewsbury lane on the ever popular shooters hill slopes, The building's grand communal entrance is impressive and also boasts a stunning and intricately designed coloured, leaded light stained glass window, which when the sun beams through it, is quite spectacular. The property itself comes with the benefit of Share of Freehold and its own section of garden. The property also includes gas central heating and double glazing, The accommodation on offer is generous and full of character boasting original features and high ceilings matched with a modern style and comprises, entrance hallway, a spacious open plan lounge and kitchen with dual aspect windows, spacious bedroom and a modern bijou bathroom. We at Beaumont Gibbs recommend viewing at your earliest convenience.

### **Room Measurements**

Lounge/Open Plan Kitchen 20'3 x 12' 9 (6.17m x 3.66m)

Bedroom 15' x 12' ( 4.57m x 3.66m)

### **Council Tax**

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

### **Lease**

The balance of a 999 year lease, created on the 25th March 1984.

### **Share of Freehold**

### **Service Charge**

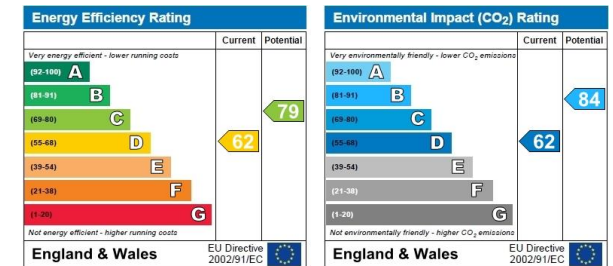
£85.00 Per month. To be confirmed by the Vendor's solicitor / conveyancer.

### **Ground Rent**

Nil. To be confirmed by the Vendor's solicitor / conveyancer.



APPROX. 40.8 SQ. METRES (439.5 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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