



Tilston Bright Square, Abbey Wood, SE2

Asking Price: £375,000

 Benham
& Reeves

Tilston Bright Square, Abbey Wood, SE2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

*** With Parking. CASH BUYERS ONLY **

A beautifully presented 2 bedroom, 2 bathroom apartment located on the 4th floor spanning approximately 750 square feet. This East facing apartment offers bright and airy accommodation throughout and boasts from open plan kitchen diner, large main bedroom with en suite, two 3 piece bathroom suite, storage room and a large balcony.

The apartment is well situated, moments away from Abbey Wood Station (Zone 4). The station is served by Thameslink and Southeastern trains. The station also benefits from the Elizabeth line service providing a direct service to Central London and on to Heathrow, Maidenhead and Reading, and Luton.



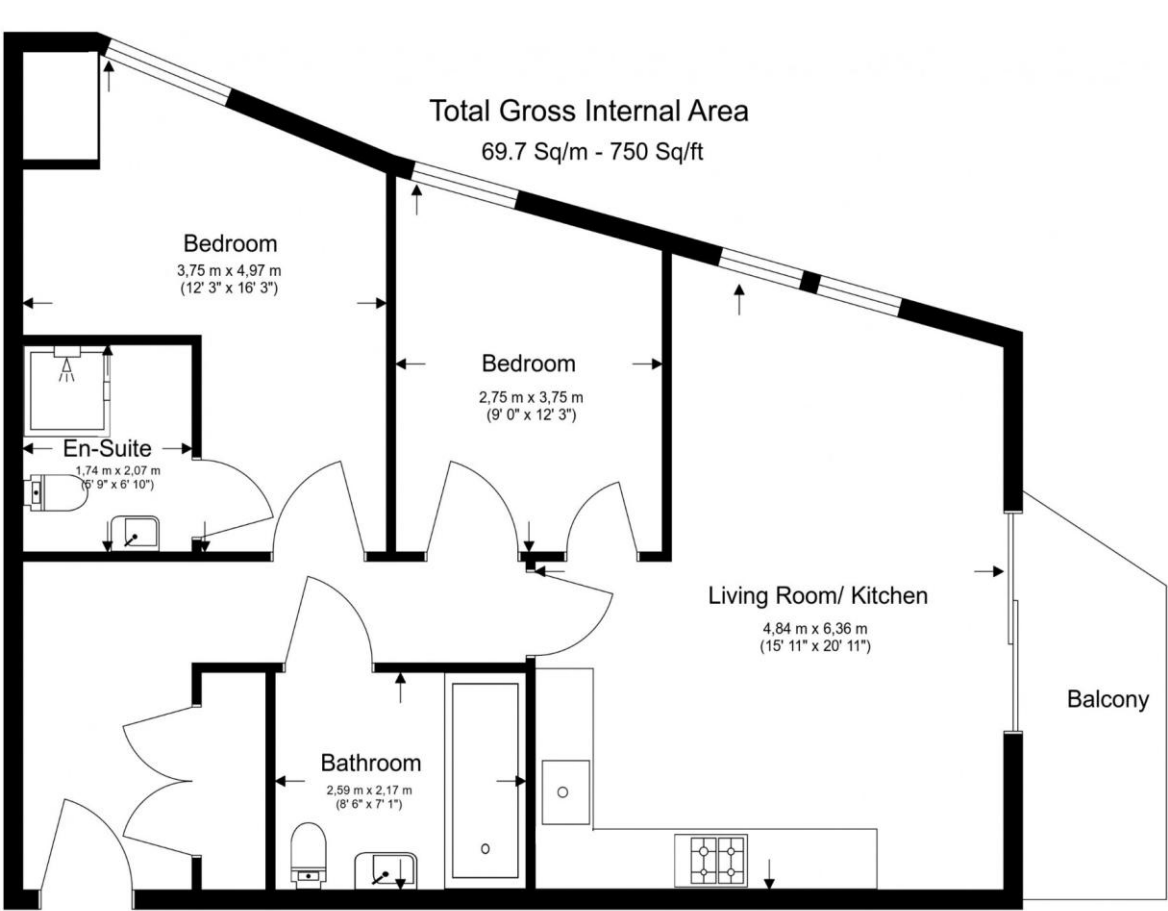


Property Features:

- Cash Buyers Only
- 2 Bedrooms
- 2 Bathrooms
- 4th Floor
- 750 Square Feet (Approx.)
- Large Balcony
- Modern
- Parking
- Abbey Wood Station (Zone 4)



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£375,000
Tenure:	Leasehold Expires 01/01/3014 Approximately 988 Years Remaining
Ground Rent:	£300 (per annum) for the year 2025
Service Charge:	£4,796 (per annum) for the year 2025

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: BEA190010

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W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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