



Abel House, Plumstead Road, Woolwich, SE18

Asking Price: £280,000

Benham
& Reeves

Abel House, Plumstead Road, Woolwich, SE18

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A charming two bedroom apartment located in Plumstead Road, in the heart of Woolwich, SE18. This modern residence offers a perfect blend of comfort and style, providing an ideal living space for individuals or a small family.

The two bedrooms are generously sized, offering comfortable retreats for rest and relaxation. Each room is well-appointed with ample cupboard space, ensuring that storage is never a concern. The large windows in the bedrooms allow for plenty of natural light, creating a bright and airy ambiance. In summary, Abel House presents an excellent opportunity to reside in a modern two bedroom apartment that combines practicality with contemporary design. Don't miss the chance to make this property your home and experience the best of Woolwich living.

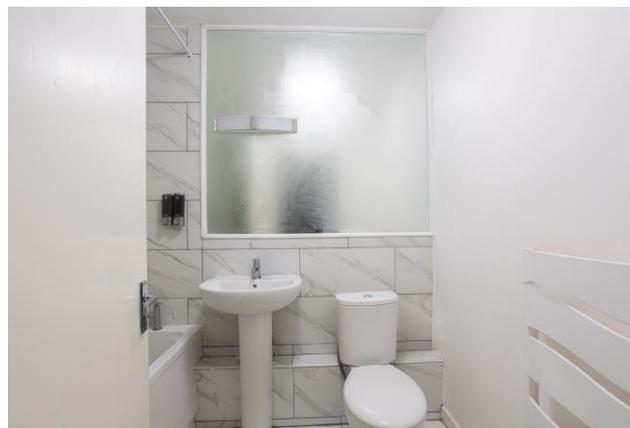
Abel House benefits from a prime location in Woolwich, with convenient access to local amenities, shopping centres, and public transportation. The apartment is situated in a well-maintained building, providing residents with security and peace of mind. For outdoor enthusiasts, nearby parks and green spaces offer opportunities for recreation and leisure. The vibrant neighbourhood is known for its cultural diversity, making it a dynamic and engaging place to call home.





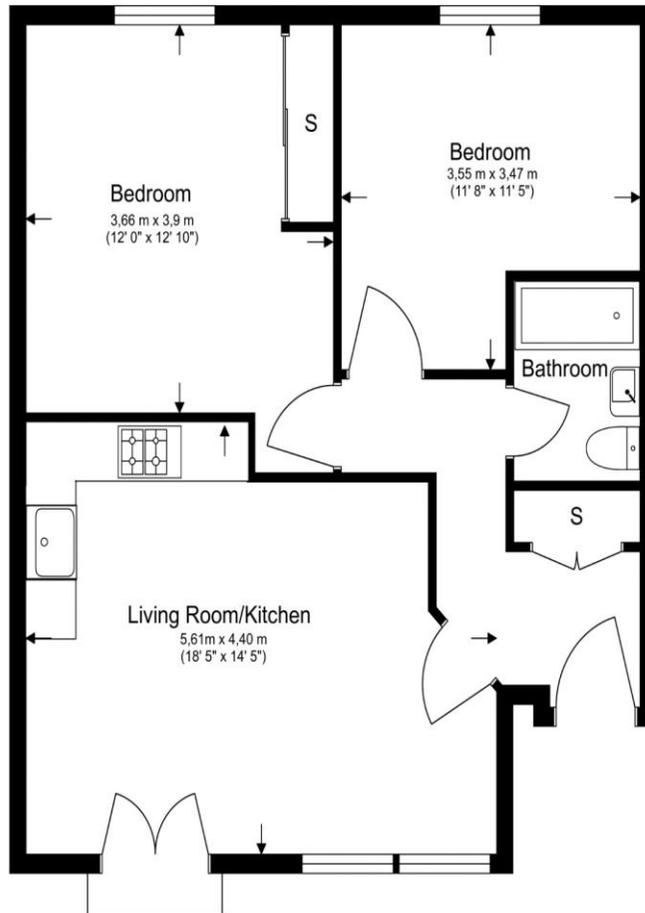
Property Features:

- Chain Free
- Two Double Bedrooms
- Second floor
- 638 Square Feet (Approx.)
- Open Plan Kitchen
- Close to Woolwich Market
- Elizabeth Line Station
- Woolwich Overground and DLR Station



Second Floor

Total Gross Internal Area
62 Sq/m - 638 Sq/ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£280,000
Tenure:	Leasehold Expires 01/06/2130 Approximately 106 Years Remaining
Ground Rent:	£125.00 (per annum) for the year 2024
Service Charge:	£1,500.00 (per annum) for the year 2024
Anticipated Rent:	£1,240.00 pcm Approx. 5.3 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240009

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