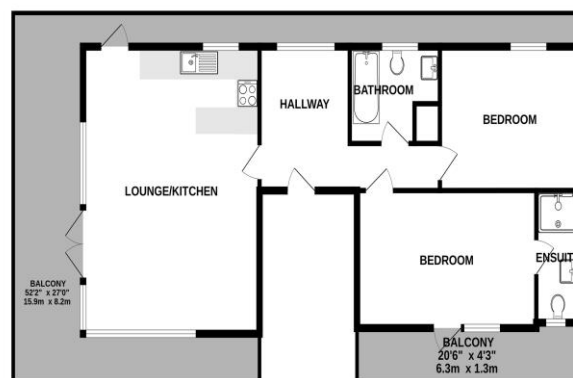


Thames Reach, West Thamesmead, SE28 0NG

Guide Price £270,000 - £290,000 Leasehold



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the provided information, measurements of areas, volumes, masses and any other data are approximate and responsibility is taken for any errors, omissions or misstatements. The plan is provided as a guide only and does not constitute a contract. The services, layout and appearance shown have not been tested and no guarantee is given regarding their quality or performance.
Made with Hectoplan 1002

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service

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Property Details

Entrance Hall

Lounge/Kitchen 21' 1" x 16' 3" (6.43m x 4.96m)

Balcony

Bedroom 1 9' 10" x 16' 6" (2.99m x 5.03m)

En Suite Shower Room 4' 0" x 10' 1" (1.22m x 3.07m)

Bedroom 2 10' 7" x 12' 11" (3.22m x 3.93m)

Bathroom 7' 1" x 8' 8" (2.16m x 2.65m)

Guide Price £270,000 - £290,000 Leasehold Penthouse Living Above the City! Prepare to be impressed by this delightful 2-bedroom penthouse apartment that offers bright and spacious accommodation. Situated above shops on the top floor, it's accessed through a private residents' courtyard, ensuring both privacy and convenience. 2 Double Bedrooms - Spacious and comfortable living! Private Balcony - A retreat for relaxation and outdoor moments! Open Plan Kitchen - Fully fitted with integral appliances for modern living! Sizable Bathroom and En Suite - Added convenience! Excellent Location - 15-minute walk to Plumstead rail station! Convenient Transport Links - Bus routes to Woolwich town centre! Lease - Approximately 104 years remaining. Service Charges - Approximately £394.00 per month. Ground Rent - Approximately £200 per annum. Step inside and be welcomed by a large reception room with double doors leading to your private balcony—a perfect spot to enjoy some fresh air and city views. The open-plan fully fitted kitchen with integral appliances is designed for modern living. This penthouse boasts two good-sized bedrooms, a sizable bathroom, and an en suite, ensuring comfort and convenience for you and your guests. The property's location is a commuter's dream, with Plumstead rail station just a 15-minute walk away and bus routes to Woolwich town centre, offering access to the DLR and soon-to-open Crossrail link. With approximately 104 years remaining on the lease, this penthouse is a fantastic opportunity to live the high life above the city. Don't wait—schedule a viewing today! Contact Hi Residential for more details and to arrange your visit. Your penthouse living experience awaits! #PenthouseLiving #CityAbove

