



# Herbert Road, Plumstead, SE18 3QE

## Price £250,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area 46.0 sq. m. (495 sq. ft.) approx.  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.localagent.com

*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*



Hi Residential Limited. Registered in England No. 10082765. Registered office: Heritage House, 34b North Cray Road, Bexley, United Kingdom, DA5 3LZ

Hi Residential Limited. Registered in England No. 10082765. Registered office: Heritage House, 34b North Cray Road, Bexley, United Kingdom, DA5 3LZ

24 Plumstead Common Road, SE183TN  
 020 8316 6616  
 sales@hi-residential.com  
 lettings@hi-residential.com  
 www.hi-residential.com



24 Plumstead Common Road, SE183TN  
 020 8316 6616  
 sales@hi-residential.com  
 lettings@hi-residential.com  
 www.hi-residential.com





**Property Details**

- Entrance Hall*
- Lounge 13' 3" x 11' 11" (4.04m x 3.64m)*
- Dining Room/3rd Bedroom 10' 10" x 9' 10" (3.30m x 3m)*
- Kitchen 8' 5" x 7' 9" (2.57m x 2.35m)*
- Bathroom 3' 11" x 7' 10" (1.2m x 2.39m)*
- Landing*
- Bedroom 1 15' 1" x 11' 11" (4.59m x 3.62m)*
- Bedroom 2 10' 0" x 10' 10" (3.06m x 3.30m)*

Presenting a meticulously renovated Victorian Basement flat featuring one double bedroom, this residence is now available for rent, epitomizing a harmonious blend of classic charm and contemporary comfort. Steeped in period allure, the property showcases high ceilings, intricate corning, dado rails, and exquisite feature fireplaces, all contributing to its timeless appeal. A recent and sympathetic refurbishment has seamlessly integrated modern interiors and fixtures, resulting in a truly spacious flat that exudes both character and functionality. The highlight of this charming abode is its exclusive access to a delightful private garden, offering a serene outdoor retreat. The accommodation unfolds with a bright and spacious reception room, providing an inviting atmosphere for relaxation and entertainment. The separate modern and well-equipped kitchen is designed to cater to the demands of contemporary living, offering both style and practicality. The stylish fully tiled bathroom complements the overall aesthetic, providing a tasteful retreat for personal indulgence. Practical features include gas central heating, double glazing, quality floor coverings, and ample inbuilt storage space, ensuring a seamless and comfortable living experience. Discover the epitome of refined living in this Victorian Basement flat, where classic elegance intertwines with modern sophistication to create a residence that stands as a testament to both style and substance.

