



## Burrage Road, Woolwich, London SE18 7JW

Offers Over £350,000

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Situated in a convenient location just over 0.5 miles from the centre of the Woolwich is this three Bedroom maisonette with its own front door and private garden. Arranged over an approximate 1100 sq ft the accommodation comprises of spacious Kitchen/diner to the front with spaces for all appliances, living room with large window looking out onto the garden. Small utility area and separate WC complete the ground floor layout. The first floor boasts three bedrooms, two doubles and a well proportioned third room. A recently refurbished family bathroom completes the accommodation on the first floor.

Burrage Road is a short distance to the centre of Woolwich where you will find an array of shops, bars and restaurants, transport links to Central and East London are plentiful with the Elizabeth line, Overground and DLR. You can also pick up the River Taxi as well. A selection of Good Primary Schools service this area as well which makes this property ideal for families.

- Three Bedrooms
- Kitchen/Diner
- Modern Family Bathroom
- Additional Ground Floor WC
- Smart Rear Garden
- Close to Woolwich Centre's Transport and Amenities



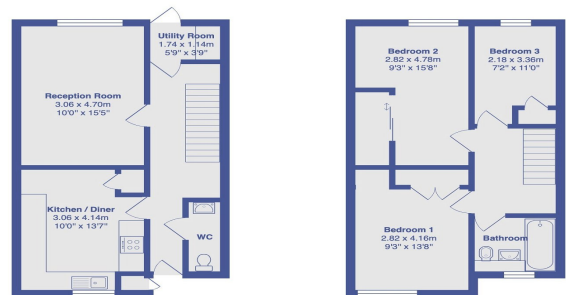
Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: £1000 per annum

Ground Rent: £10 per annum

Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Burrage Road, Plumstead, SE18 7JW

Total Area: 93.9 m<sup>2</sup> ... 1011 ft<sup>2</sup>

All measurements are approximate and for display purposes only