



Llanover Road, SE18

- Basement Flat
- Chain Free
- Close To Amenities
- Good Location
- One Bedroom
- Private Entrance
- Leasehold



This one bedroom apartment is located close to Woolwich Common and would be a perfect first time purchase or investment opportunity.

Offering a simplistic layout the property comprises of a welcoming reception room, a separate kitchen, a bathroom and one double bedroom.

The flat located just minutes away from Woolwich Common and is within walking distance to Woolwich Town centre. Woolwich Town Centre offers a wide range of supermarkets and shops as well as popular bars and restaurants.

For the busy commuter, you are spoilt for choice with the fantastic transport facilities of Woolwich Arsenal which has links into London Bridge and Charing Cross, as well as the DLR that gets you into Canary Wharf, Liverpool Street and Bond Street. Cross Rail is also fast approaching and will be a welcomed addition in 2022.

Contact Kallars today to arrange your viewing.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

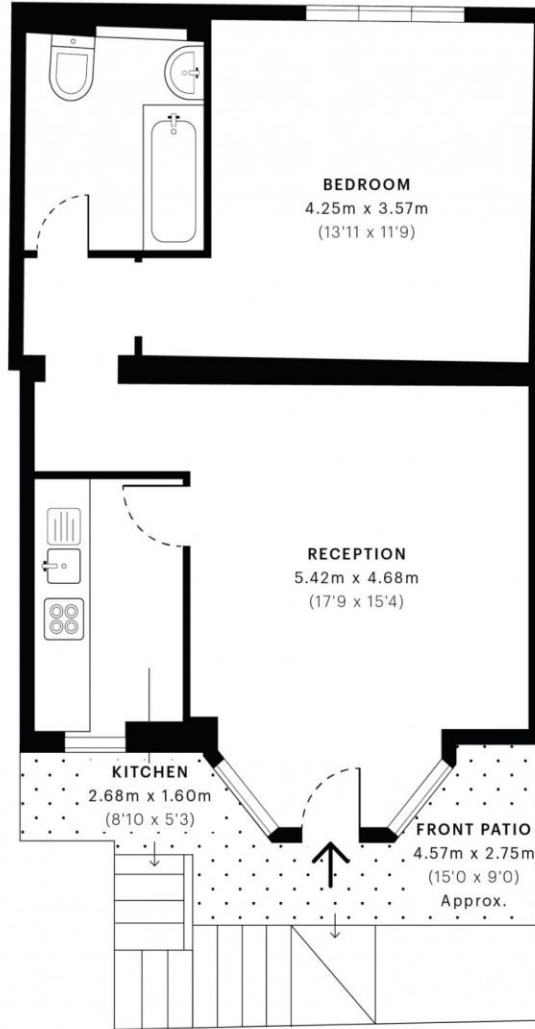


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— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
42.77 sqm / 460.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
40.23 sqm / 433.03 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 43.50 sqm / 468.23 sqft
IPMS 3C RESIDENTIAL 41.14 sqm / 442.83 sqft

SPEC ID 60c07f4f6d344d0de0b7821b

