



Hanover House, SE18

£300,000 Leasehold

- Chain Free
- Close To Transport Links
- Council Tax Band C
- Open Plan
- Two Bedrooms
- Excellent Location



*** Guide Price £300,000 - £325,000 ***

Offered chain free, this superb modern two bedroom apartment.

This property comprises of a welcoming open plan kitchen / reception room, two good sized bedrooms and a modern bathroom suite.

Plumstead and Woolwich are part of South East London's massive regeneration project, with Woolwich town centre unrecognisable compared to just a few years ago. Transport links are within easy reach, with an excellent mainline rail service just a stone's throw away from the apartment and the DLR. The phenomenal Crossrail is also due for completion soon, offering unmatched links into Canary Wharf and Central London. Plumstead offers an altogether greener setting.

Lease - 125 Years Remaining (Approx.)

Service Charge - £1200 Per Year (Approx.)

Ground Rent - £250 Per Year (Approx.)

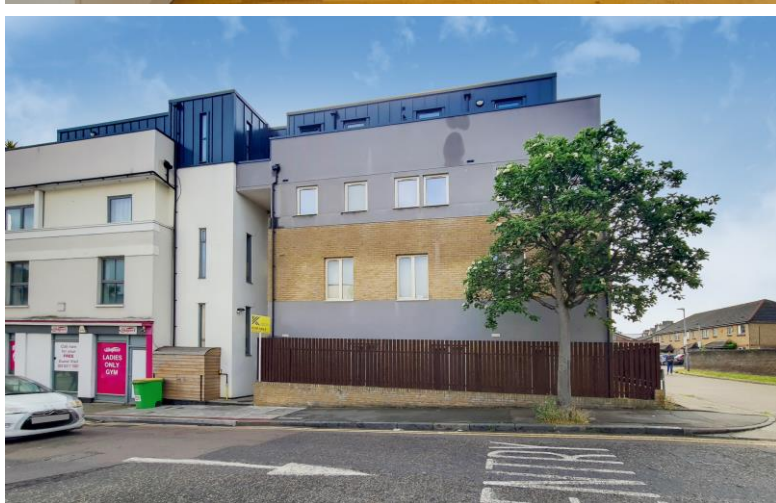
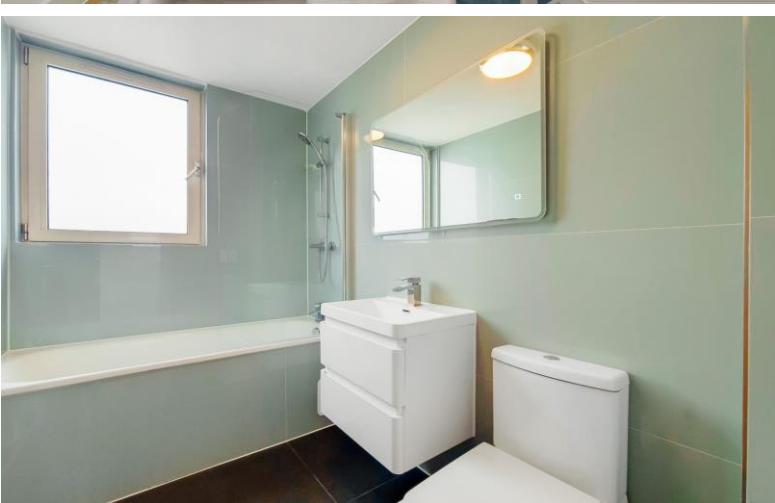
Personal Interests Dec: In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property, the vendor of the property is an employee of this Estate Agent.

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

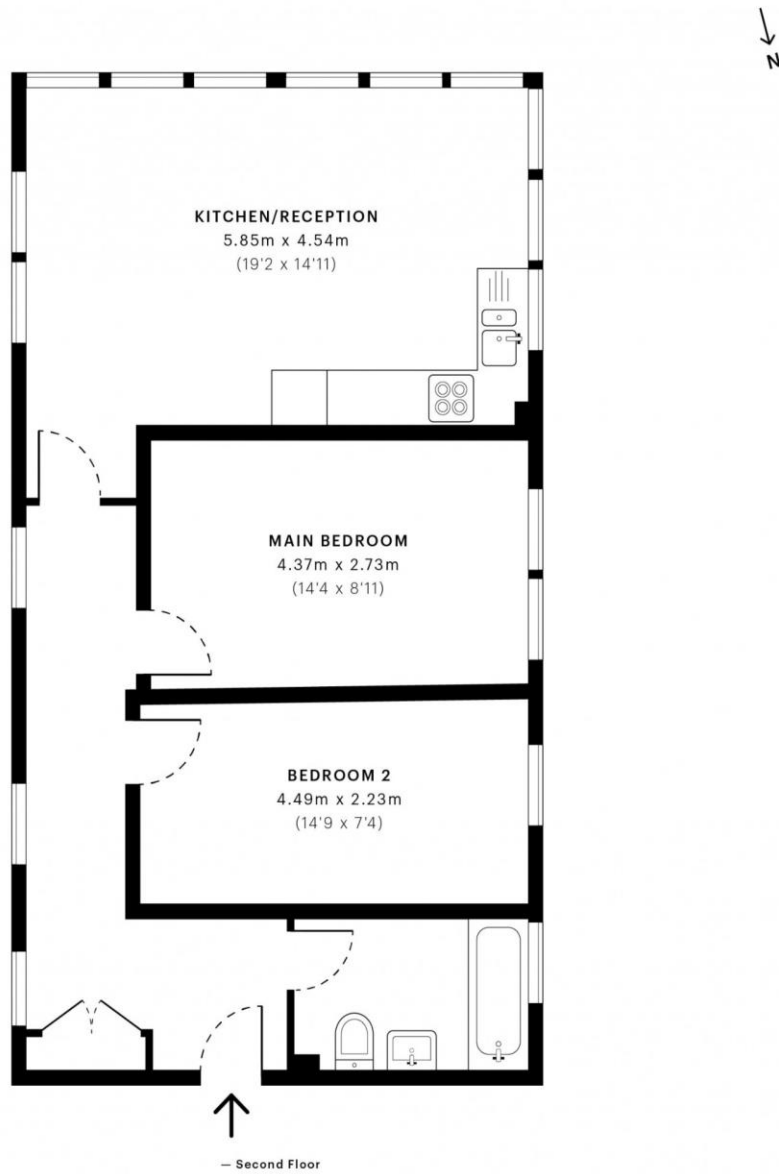


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GROSS INTERNAL AREA (GIA)
The footprint of the property
63.44 sqm / 682.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.54 sqm / 640.88 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 65.00 sqm / 699.65 sqft
IPMS 3C RESIDENTIAL 61.18 sqm / 658.54 sqft

SPEC ID 6278fcbcb87f90da4226524

