



Lord Derby House, SE18

£225,000 Leasehold

- Brand New Apartment
- Cash Buyers Only
- Close To Transport Links
- Ground Floor
- High Specification
- Investment Opportunity
- One Bedroom
- Private Garden



Guide Price £225,000 - £250,000

CASH BUYERS ONLY!

Presenting this brand new development of one bedroom luxury apartments situated in the heart of Royal Borough of Greenwich.

Each home has been carefully designed with meticulous attention to detail and high specification throughout. The property would make an excellent rental investment with potential rental income of £1200 - £1300 per calendar month.

From a location perspective, the property could not be better situated, with a superb range of amenities on your doorstep. Plumstead and Woolwich are part of South East London's massive regeneration project, with Woolwich town centre almost unrecognisable compared to just a few years ago. The exciting new Cross Rail project is also due for completion soon.

If you would like to book an appointment to view this fantastic purchase opportunity, then please contact Kallars today.

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.



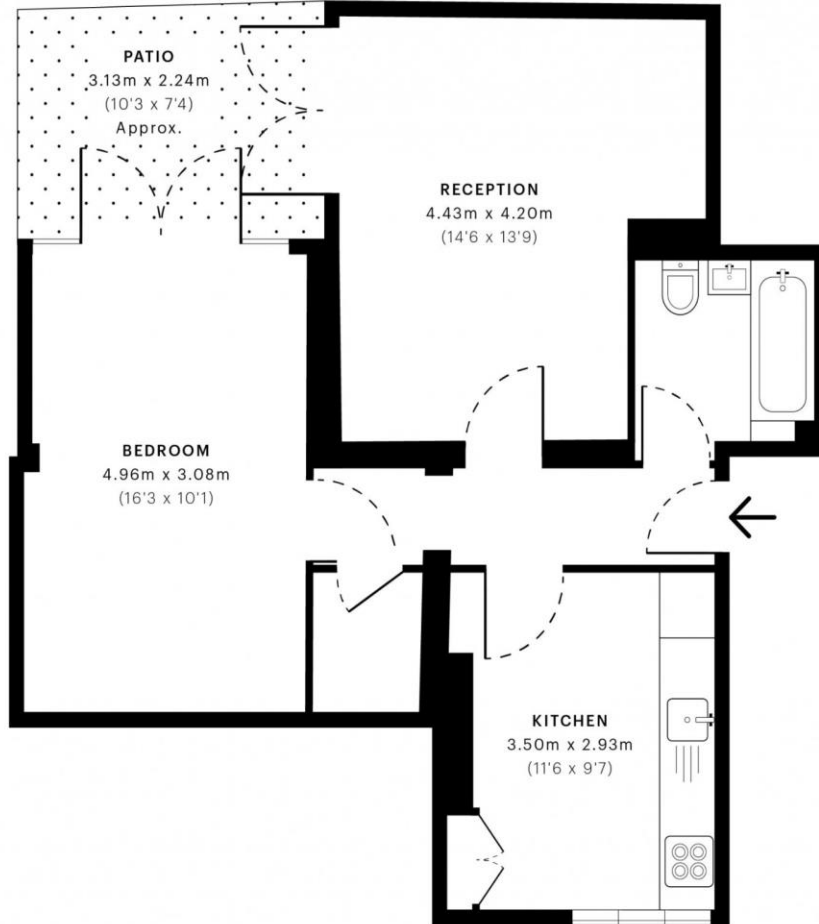
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— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
54.39 sqm / 585.45 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.93 sqm / 537.44 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 54.58 sqm / 587.49 sqft
IPMS 3C RESIDENTIAL 50.16 sqm / 539.92 sqft

SPEC ID 62dfc8907489e60dd4f28599

