



## Brent Road, SE18

£850,000 Freehold

- Chain Free
- Close To Amenities
- Development Potential
- Freehold Site

- Good Location
- Large Plot With Garden
- Plumstead
- SE18



This lovely three bedroom ground floor maisonette has come to the market and is ideal for an investor or a first time purchaser.

The property comprises of a kitchen / dining room, welcoming reception room, a family bathroom and three bedrooms. There is also access to a delightful private rear garden. Benefits include being offered with share of freehold and no onward chain.

This property may also be of interest to developers and investors as there is fantastic scope to develop the site, subject to planning approval.

The location provides a fantastic community feel with plenty of open green spaces around including Oxleas Wood and Shrewsbury Parks. For the busy commuter, you are spoilt with the fantastic transport facilities of Woolwich Arsenal which has links into London Bridge and Charing Cross as well as DLR that gets you into Canary Wharf. With CrossRail also fast approaching, this will be a welcomed addition in 2020 and make this a very popular area for buyers.

Contact Kallars today on 020 3848 1399 or email [admin@kallars.com](mailto:admin@kallars.com) for more information.



Kallars Property Agents | 2-4, New King Street | SE8 3HS

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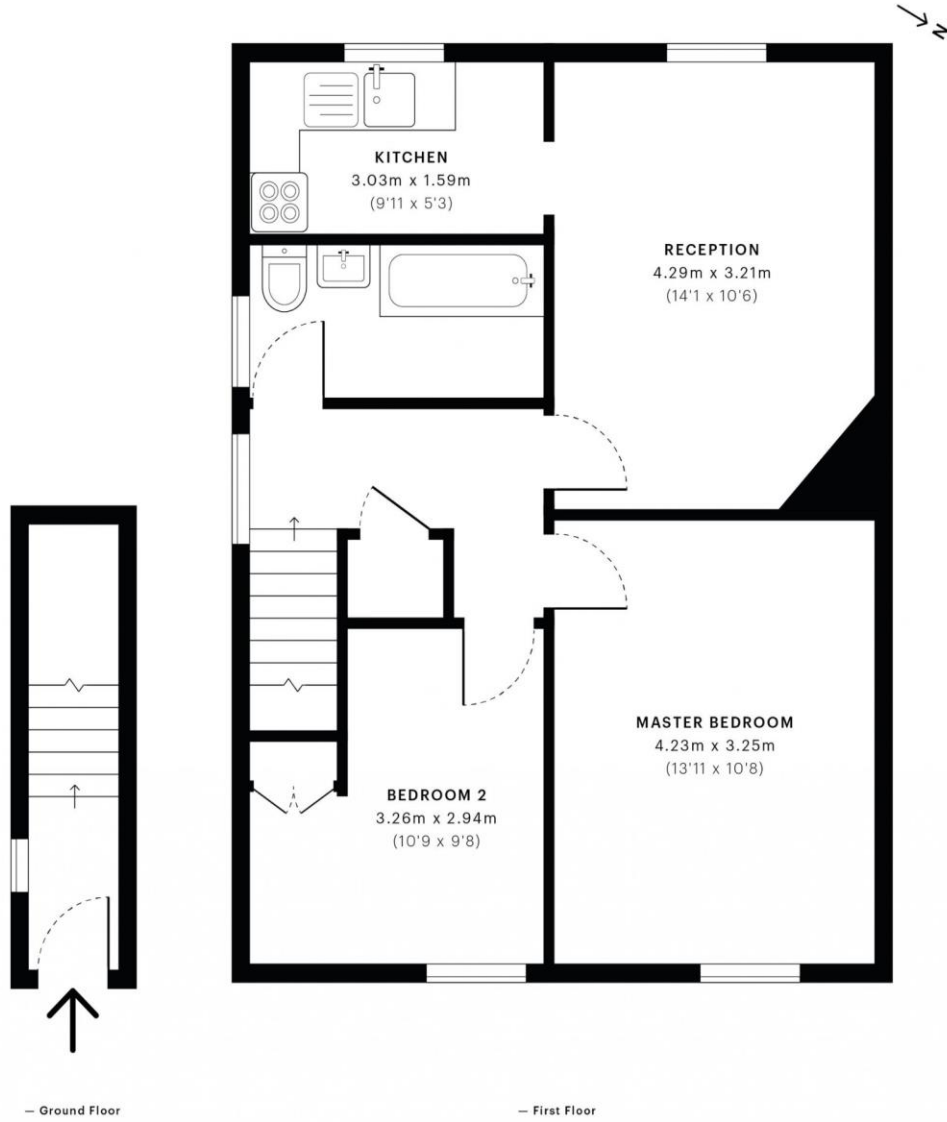


# Brent Road, SE18

CAPTURE DATE  
20/03/2020

LASER SCAN POINTS  
26,356,498


GROSS INTERNAL AREA  
57.6 Sqm / 619.9 Sqft



 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
57.6 Sqm / 619.9 Sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
53.1 Sqm / 571.6 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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  
56.4 Sqm / 607.5 Sqft

IPMS 3C RESIDENTIAL  
53.7 Sqm / 577.8 Sqft

SPEC ID  
5e6a6f4c6e3e310c65d7237f



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