



## 1 bed apartment to buy in SE2

Wilton Road, London, SE2 9RH

**£225,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 999 Year Lease
- ✓ Versatile 1/2 bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A versatile 1 2 bedroom ground floor flat set on Wilton Road, right in the heart of Abbey Wood.

This well-located property offers flexible accommodation, making it ideal as either a spacious one-bedroom with an additional study/dining room, or a compact two-bedroom layout depending on your needs.

Benefiting from gas central heating and double glazing, the flat provides comfortable living throughout the year. The accommodation includes a bright front reception room, separate kitchen, shower room, and two additional rooms that can be arranged to suit your lifestyle.

Positioned just moments from Abbey Wood Elizabeth Line station, residents enjoy fast and convenient links into Central London and beyond.

Local shops, bus routes, parks and amenities are all within easy reach, making this a superb option for first-time buyers, downsizers or investors.

Offered with vacant possession, this property presents a great opportunity to create a home to your own taste in a highly sought-after location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Price: Starting Bid £225,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## **Lounge/Bedroom -**

11'6" (3.51m) x 10'5" (3.18m)

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## **Kitchen -**

12'3" (3.73m) x 6'2" (1.88m)

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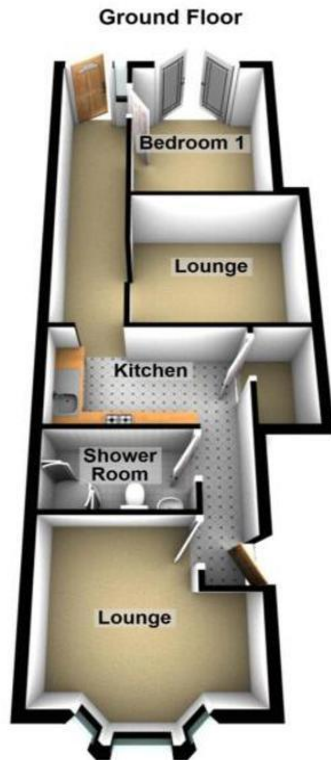
## **Bedroom -**

9'4" (2.84m) x 7'8" (2.34m)

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## **Reception Room -**

9'3" (2.82m) x 9'4" (2.84m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Wilton Road, London, SE2 9RH

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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