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## Kirkham Street, Plumstead, London SE18 2JX

Offers Over £450,000

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- Three Bedrooms
- Modern Kitchen
- Chic Interior Styling Throughout
- Close to Transport links
- Stylish Recently fitted bathroom
- Reception room with Wood burning Stove
- Landscaped Rear Garden
- Plumstead and Winn Commons Nearby



This superbly presented three-bedroom family home has undergone a meticulous program of refurbishment, resulting in light, airy, and contemporary accommodation across approximately 850 sq ft.

On the ground floor, you'll find a welcoming double reception room featuring stripped wooden floors and a bay window. The front reception boasts a cozy wood-burning stove, perfect for those long winter evenings, alongside charming period details that reflect the home's original character. A stylish, custom-made kitchen, equipped with integrated appliances and ample worktop space, provides an ideal setting for culinary endeavours. Completing the ground floor is a modern, recently fitted bathroom.









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Total Area: 77.5 m<sup>2</sup> ... 834 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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