



Flat 202 Golding Lodge 45 Wellington Street, London, SE18 6ZS

£325,000



## Flat 202 Golding Lodge 45 Wellington Street, London, SE18 6ZS

£325,000

GREAT INVESTMENT OPPORTUNITY!!...

Brick Management are delighted to bring to the market, this impressive second floor one bedroom executive apartment in the sought after Golding Lodge development.

The property itself benefits from an entrance hall leading to a large open plan living space with wooden effect flooring and doors to a long balcony, luxury white kitchen with integrated Bosch appliances, long double bedroom, luxury bathroom suite with bath and shower, contemporary design throughout and secure entry-phone access.

Golding Lodge is just a short walk from Woolwich Arsenal station and the Crossrail link, via the Elizabeth line, offering an easy commute to central London. Local amenities include both Sainsbury's and Tesco's supermarkets, along with the Woolwich library and town hall.

The apartment is currently rented on a long lease, so is sold with tenant in situ, offering an immediate income upon completion of sale. Viewings are highly recommended.

246 years remaining of 250 year lease.

## Description



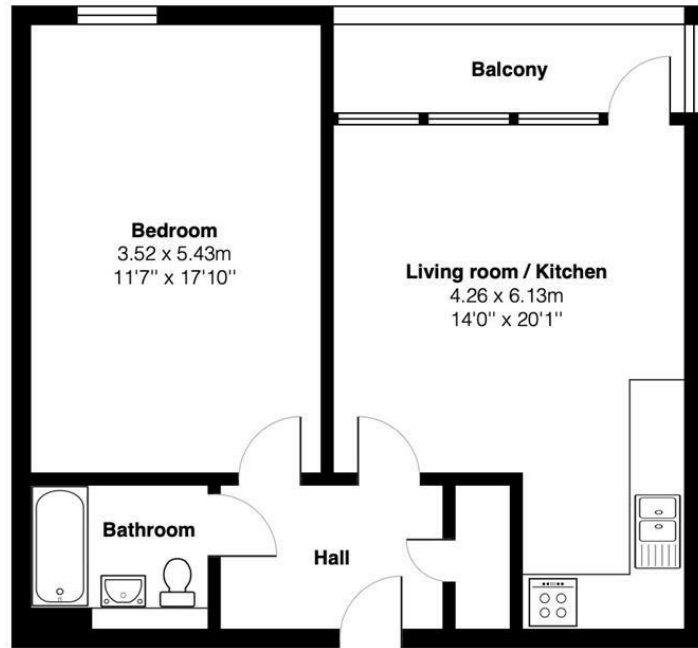
## Situation

null

Council Tax Band: C

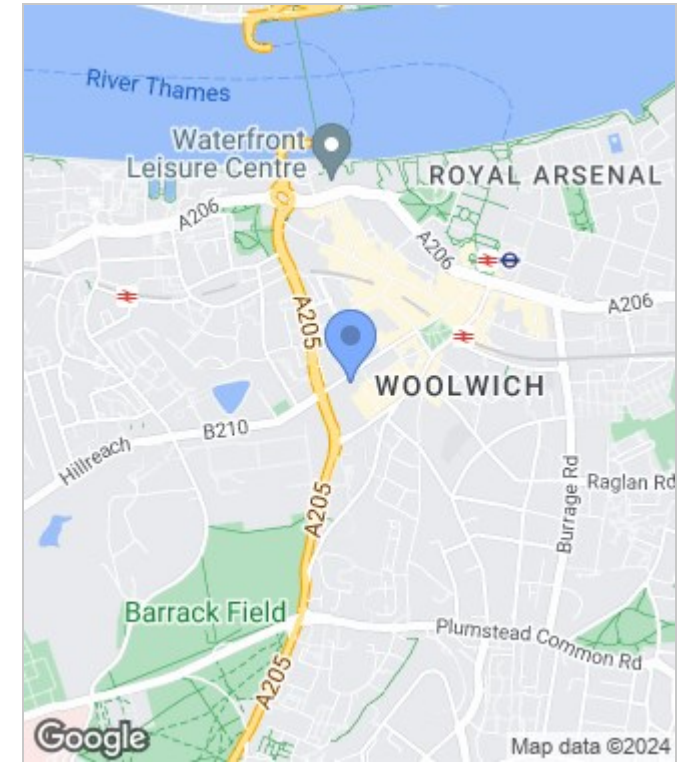
Available:

## Floor Plans



All measurements are approximate and for display purposes only

## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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