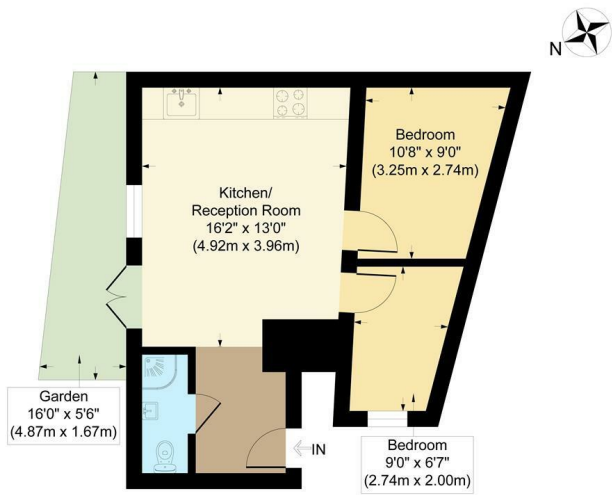
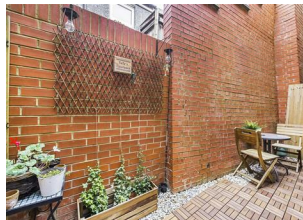


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Brookhill Road

Approximate Gross Internal Area
Total = 39.9 sq m / 430 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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BROOKHILL ROAD

LONDON SE18 6TU

Guide price £260,000



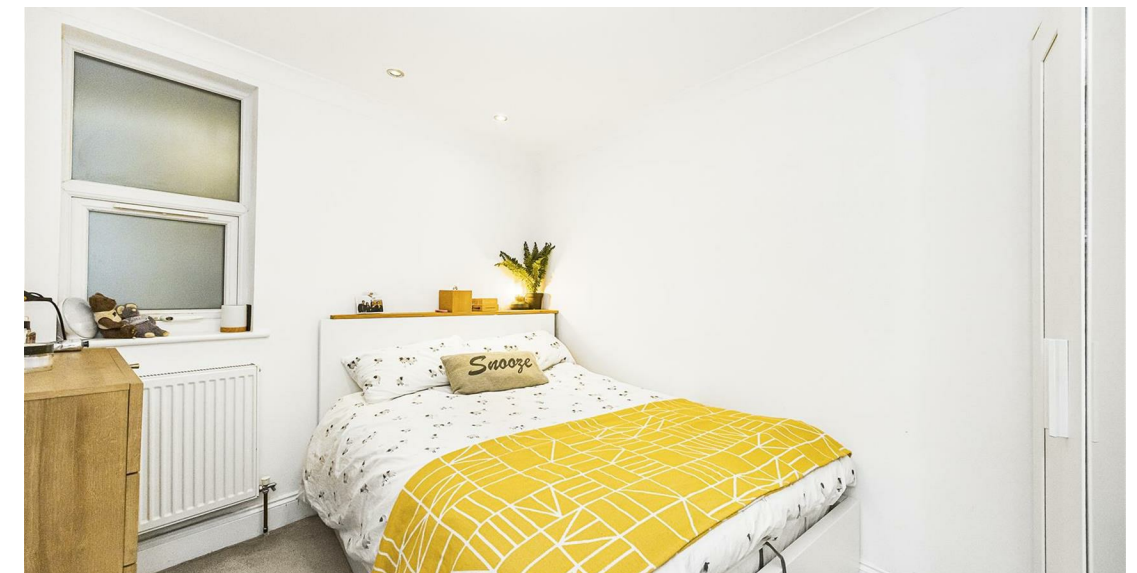
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Guide Price £260,000 - £280,000

Located in the heart of Woolwich is this 2 bedroom, ground floor flat. Upon entering, the hallway leads to a bright and spacious kitchen/reception room, followed by two bedrooms, and a modern bathroom. The private garden adds a delightful outdoor retreat.

This charming flat is perfectly positioned just 0.4 miles from Woolwich Arsenal Station and 0.6 miles from the Elizabeth Line, ensuring easy access to transport and connectivity. This home is perfect for first time buyers, or as an investment. There is a lease of 121 years, and the combined charges for ground rent and service charge is only £50 per month.

Contact MLM Estate Agents today to secure your viewing.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BROOKHILL ROAD

LONDON SE18 6TU

- Ground Floor 2 Bedroom Flat
- Open Plan
- Good Condition Throughout
- Courtyard Garden
- Woolwich Arsenal Station 0.4 Mile (Zone 4)
- Elizabeth Line 0.6 Mile
- Close To Amenities
- Council Tax Band C
- EPC 73C
- Ideal First Home Or Investment Property

