
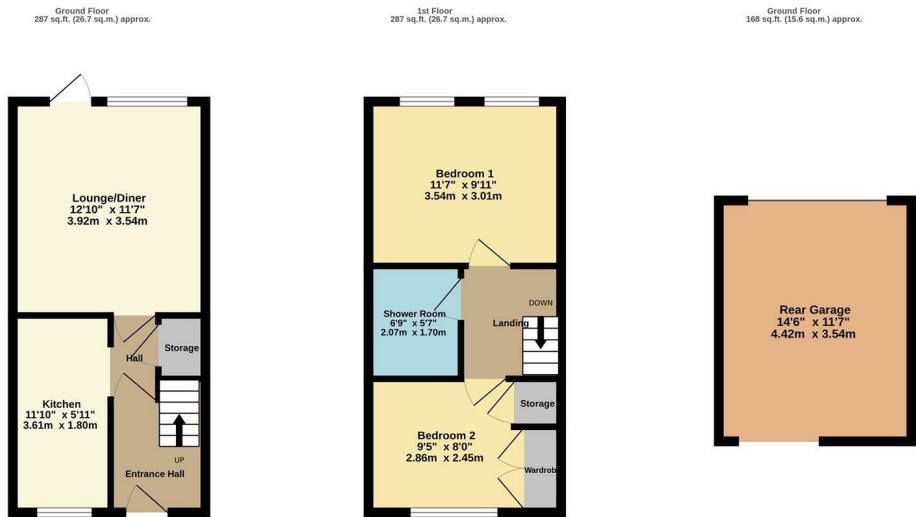


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.
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GADWALL WAY
LONDON SE28 0DB

Offers over £350,000

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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.

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****CHAIN FREE****

Situated in Gadwall Way with views over Gallion's Park and Lake, this well-presented two-bedroom home offers a comfortable and modern living space, ideal for first-time buyers, professionals, or small families. The ground floor features a lounge/diner, a well-equipped kitchen, and convenient storage space. Upstairs, there are two well-proportioned bedrooms, a modern shower room, and additional storage options. The property also benefits from a rear garage, providing secure parking or extra storage.

Residents of Gadwall Way enjoy a range of nearby amenities, ensuring everyday essentials are always within reach. Woolwich town centre is also close by, offering a variety of shops, restaurants, and leisure facilities.

Transport links in the area are excellent. Plumstead Station is within easy reach, providing Southeastern rail services, while the newly opened Woolwich Elizabeth Line station offers fast, direct links to Central London, Canary Wharf, and Heathrow Airport. There are also numerous bus routes serving the area, making commuting and travel highly convenient.

Families will appreciate the excellent local schools, including Herongate Primary School, which has been rated 'Outstanding', as well as Discovery Primary School and St Patrick's Catholic Primary School, both rated 'Good'.

This is a fantastic opportunity to own a well-located home. Early viewings are highly recommended.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

GADWALL WAY

LONDON SE28 0DB

- Chain Free
- Two Double Bedrooms
- Lounge/Diner
- Good Condition
- Garage
- Close To Amenities
- Good Transport Links
- EPC C72
- Council Tax Band B
- Ideal FTB or BTL

