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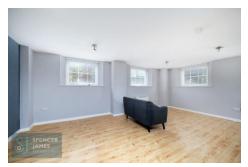


- \*\* Two Double Bedrooms \*\*
- \*\* Gated Development \*\*
- \*\* Walking Distance to DLR \*\*

- \*\* Open Plan Living Area \*\*
- \*\* Allocated Parking \*\*
- \*\* Floor Area: 621 Sq/Ft (57.7 Sq/M) \*\*







The Renovation, Woolwich Manor Way, E16

£295,000 (Leasehold)



Located in a sought after gated development, this period conversion is situated in a former Victorian pumphouse.

Internally the property boasts two double bedrooms, a spacious open plan living room and kitchen, three-piece bathroom and ample storage throughout.

The property further benefits from an allocated gated parking space and is positioned within walking distance to King George V DLR with convenient links to the Elizabeth Line.

## **Accommodation Comprises:**

## **Entrance Hall**

Laminate wood effect flooring, telephone entry point, storage cupboard.

#### **Open Plan Living Room** 20' 2" x 13' 8" (6.14m x 4.16m)

Two Double glazed windows to front aspect, two wall mounted heaters, laminate wood effect flooring.

#### Kitchen Area:

Fitted with a range of eye and base level units with work surfaces incorporating a stainless steel sink and mixer tap, integrated cooker, hob, extractor, fridge freezer and dishwasher.

## Hallway:

Large storage cupboard

# **Bedroom 1** 11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to front aspect, laminate wood effect flooring, wall mounted heater.

## **Bedroom 2** 11' 1" x 8' 6" (3.38m x 2.59m)

Double glazed window to front aspect, laminate wood effect flooring, wall mounted heater.

## Externally

Allocated parking space, well maintained communal grounds.

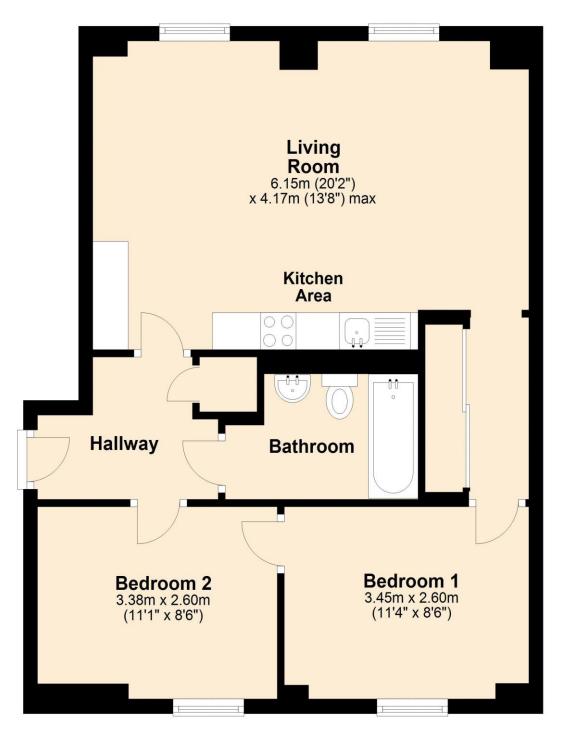
## **Lease Details**

Service Charge - £2470 per annum Ground Rent - £539 Per annum Lease Remaining - 102 Years



Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)

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