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RESIDENTIAL

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**** Two Bedrooms ****

**** Modern Kitchen ****

**** Communal Parking ****

**** EPC: C / Council Tax Band: B ****

**** Open Plan Living Room ****

**** Double Glazing ****

**** Communal Garden ****

**** Floor Area: 516 Sq/ft (47.9 Sq/M) ****



Bertrand Way, Thamesmead, SE28

£260,000 (Leasehold)

Located in a quiet residential cul-de-sac location is this two-bedroom ground floor apartment.

Internally the property comprises two double bedrooms with a walk-in wardrobe to the master, an open plan living room and modern kitchen and a family bathroom. The property boasts double glazing throughout.

Externally the building benefits from a communal garden and communal parking.

Located close to schools, amenities, bus links and a five minute bus journey from Abbey Wood Train Station and Elizabeth Line.

Accommodation Comprises:

Open Plan Living Room

Double Glazed window to front aspect, carpeted flooring, two wall mounted heaters.

Kitchen

Fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink and mixer tap, integrated oven, hob and extractor hood, space for washing machine and fridge/freezer. Tiled flooring. Double glazed window to front aspect.

Bedroom One

Double glazed window to rear aspect, carpeted flooring, wall mounted heater. Walk in wardrobe.

Bedroom Two

Double glazed window to rear aspect, carpeted flooring, wall mounted heater.

Bathroom

Three piece suite comprising a paneled bath with shower screen and attachment, low level wc and pedestal hand wash basin. Vinyl flooring.

Externally

Communal parking, communal gardens.

Lease Details

Service Charge - £1765 per annum

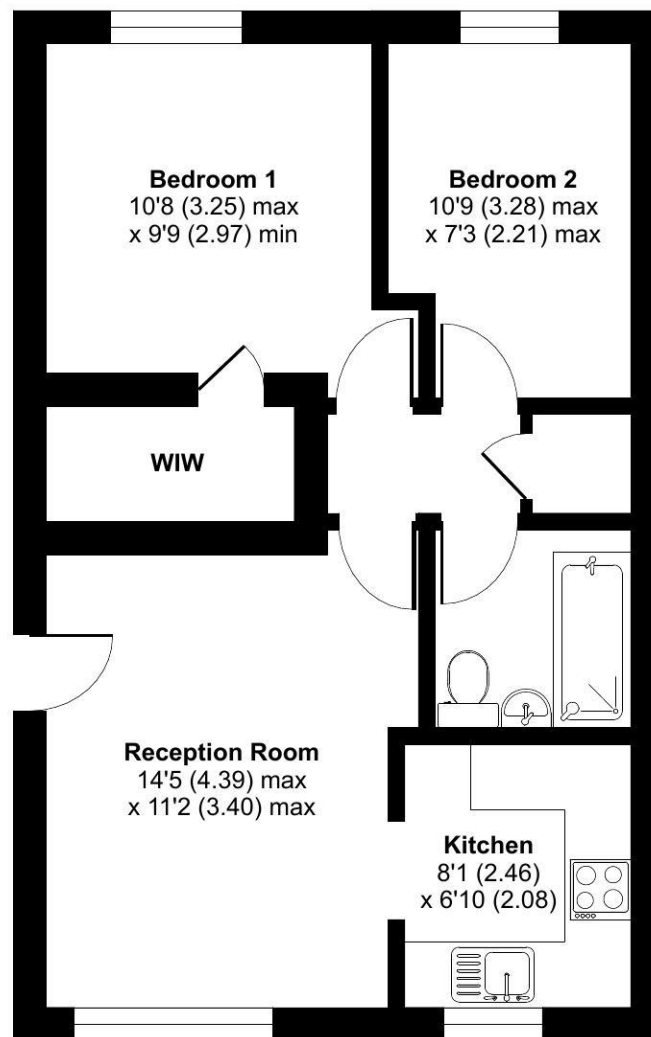
Ground Rent - £250 per annum

Lease Remaining - 122 Years

Bertrand Way, London, SE28

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Spencer James Residential. REF: 1309749





