

120a Swingate Lane, Plumstead, London SE18 2HL
Purpose Built Flat In Good Order Throughout

- **Purpose built, first floor flat**
- **1 bedroom**
- **Approx. 476sqft (44.2sqm)**
- **Well-presented throughout**
- **Fitted kitchen and storage shed**
- **Double glazing and gas central heating**
- **£170,000 I/h**



This purpose built 1 bedroom flat is well-presented throughout and offers great value for money.

Located on the first floor of a small, low-rise block, accommodation extends to approx. 476sqft (44.2sqm) and comprises a fitted kitchen, bright lounge, spacious double bedroom and three-piece bathroom. The property offers gas-fired central heating, double glazed windows, communal gardens and an external storage shed for bulky items.

Likely to appeal to first time buyers and investors alike we hold keys, and would be happy to show you around.



020 3633 3733

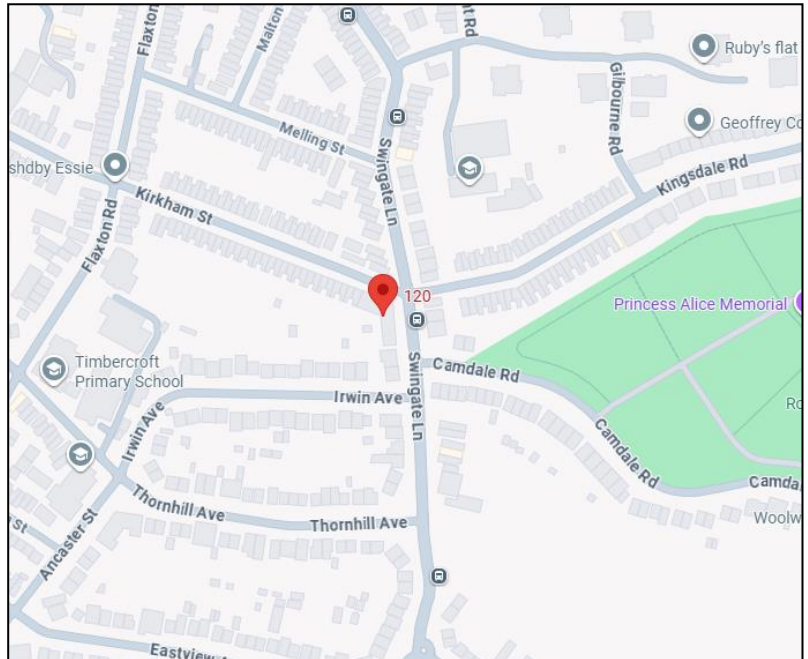
info@attwood.realestate

The property is located on the Western side of Swingate Lane at the junction with Kirkham Street.

There are a range of local facilities including a Tesco Express convenience store and a Post Office just a few hundred yards along Swingate Lane. Larger stores and major chains can be found in Welling, Eltham, Woolwich & Bexleyheath.

Plumstead Station is approx. 1.1 miles to the North and offers Thameslink services from Rainham to Luton via London Bridge, Blackfriars & St Pancras International. Welling Station is a similar distance to the South and offers South Eastern services from Dartford & Gravesend to London Cannon Street, London Charing Cross.

The number 51 bus route links Woolwich to Orpington via Welling and Sidcup, and stops immediately outside the property on Swingate Lane.



Tenure

The property is held leasehold, with approx. 90 years unexpired. The ground Rent is £10pa and services charges are currently £956pa including buildings insurance.

Terms

£170,000 for the long leasehold interest.

Energy Performance

The property was recently assessed for energy performance and was awarded a certificate in Band C. The EPC is available by clicking the following link...

[120a Swingate Lane EPC](#)

Council Tax

The property sits in Council Tax band B. The band B rate in Greenwich for 2026/27 is £1,639.31pa.



Swingate Lane, SE18

Approximate Gross Internal Area = 476 sq ft / 44.2 sq m



First Floor

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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Virtual Tour

A virtual tour of the property is available by clicking the following link

[120 a Swingate Lane Virtual Tour](#)

Availability & Viewings

Keys are held and viewings can be arranged at short notice.

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