

**30 Heathfield Terrace, Plumstead Common, London SE18 2NN**  
**Smart Purpose Built Flat With Exceptional Outlook Over Winn's Common**

- **Purpose built, first floor flat**
- **1 bedroom**
- **Balcony offering great views over Winn's Common**
- **Approx. 527sqft (49sqm)**
- **Well-presented throughout**
- **Double glazing and gas central heating**
- **£195,000 I/h**



This purpose built 1 bedroom flat benefits from a stunning outlook across Winn's Common and offers exceptional value for money.

Located on the first floor of a small, low-rise block, accommodation extends to approx. 527sqft (49sqm) and comprises a fitted kitchen, generous lounge with access to a balcony, double bedroom and three-piece bathroom with a shower over the bath. The property offers gas-fired central heating, double glazed windows and several built-in storage cupboards for both household and bulky items.

The outlook will set this property apart from others in the same price bracket with the lounge, bedroom and balcony all looking directly over the open Common. Large windows give a bright and airy feel and the property is well-presented throughout – just add furniture!

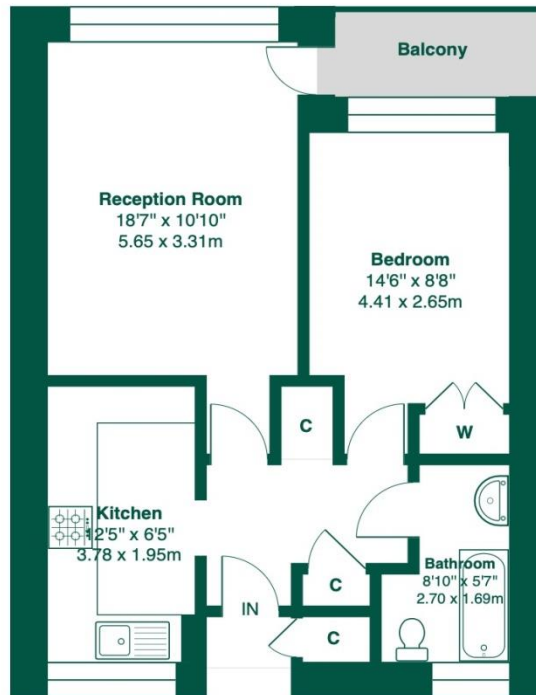
Likely to appeal to first time buyers and investors alike we hold keys, and would be happy to show you around.





## Heathfield Terrace, SE18

Approximate Gross Internal Area = 527 sq ft / 49.1 sq m



First Floor

ATTWOOD  
— REAL ESTATE —

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.  
By [www.primesquarephotography.com](http://www.primesquarephotography.com) / Copyright 2026

020 3633 3733

[info@attwood.realestate](mailto:info@attwood.realestate)

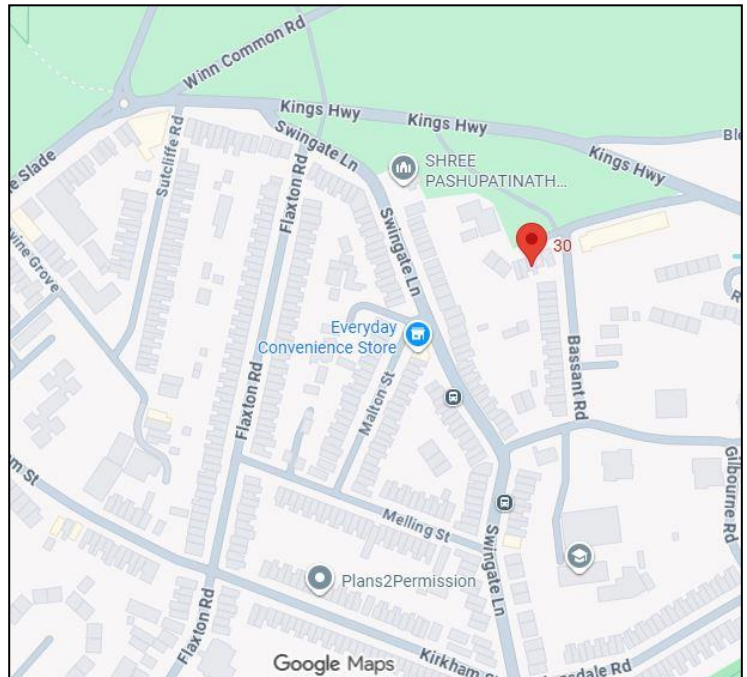
The property is located at the Western end of Heathfield Terrace; a quiet side street off Kings Highway.

Plumstead Station is less than 1 mile to the North and offers Thameslink services from Rainham to Luton via London Bridge, Blackfriars & St Pancras International. South Eastern services from Dartford to London Cannon Street are also available at Plumstead.

- London Bridge – from 27 minutes
- Cannon Street – from 29 minutes
- St Pancras International – from 42 minutes

Slightly further afield Elizabeth Line services are available from Woolwich Station, and the DLR stops at Woolwich Arsenal Station; both approx. 1.5 miles from the subject property.

Several local bus routes pass along nearby Swingate Lane & Plumstead Common Road.



---

#### Tenure

The property is held leasehold, with approx. 103 years unexpired. The ground Rent is £10pa and services charges are currently £1,399pa including buildings insurance.

---

#### Terms

**£195,000** 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...

[30 Heathfield Terrace EPC](#)

---

#### Availability & Viewings

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

020 3633 3733

[info@attwood.realestate](mailto:info@attwood.realestate)

This brochure and its content is copyright of Attwood Real Estate Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Attwood as agents have endeavoured to check the accuracy of these particulars but offer no guarantee, we therefore advise that any prospective purchaser or tenant employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

**020 3633 3733**

[info@attwood.realestate](mailto:info@attwood.realestate)