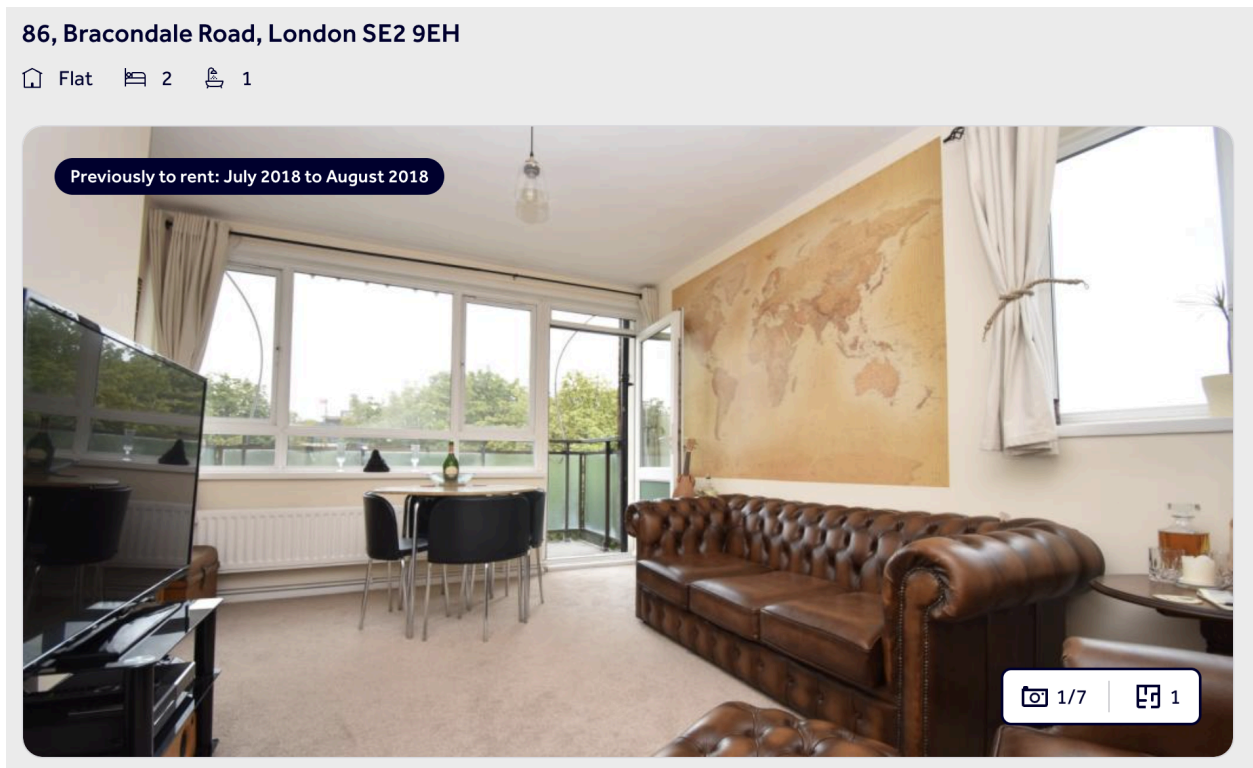


86 BRACONDALE ROAD **PROPERTY OVERVIEW**

Address: 86 Bracondale Road, London, SE2 9EH.

Asking Price: offers over £180,000



Tenure: Leasehold - Royal Greenwich Council

No. of Bedrooms: 2 **Chain:** No Onward Chain

Floor Area Total: 63.7sq/m (686sq/ft) approx.

Achievable Rent: **£1350 - £1450** pcm.

Lease Term: 125 years in 2000 - 98 years remaining

Service Charge: £1,679 approx. + £10 Ground Rent per annum.

Council Tax Band: B

Council Tax Amount: £1,639 approx. per annum.

EPC: D

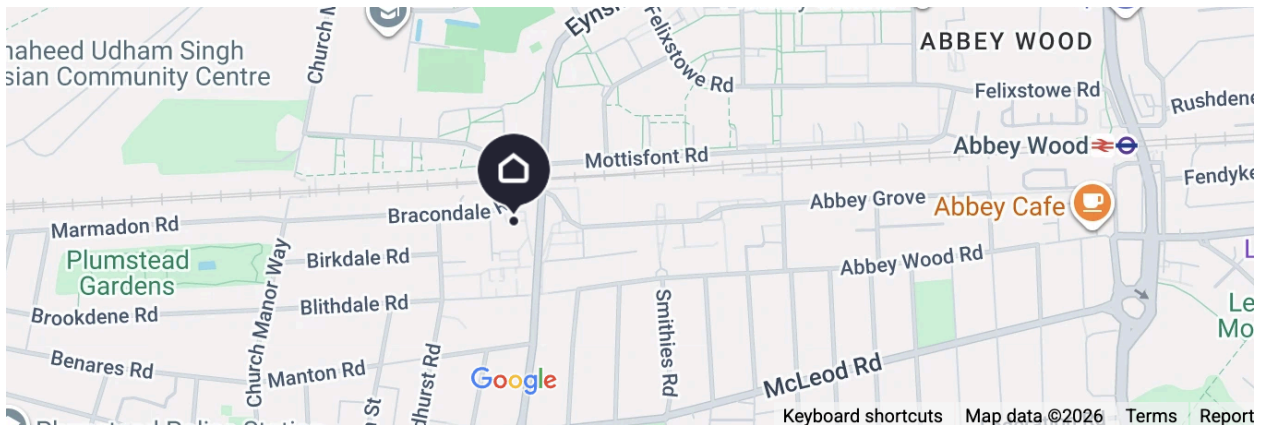
Parking: Free on street parking

Security: Fob access to communal areas of building.

Accessibility: 4th Floor Flat - Lift access.

Features: Balcony, separate W.C. & plentiful storage.

Transport: Under 15min walk to Abbey Wood Station
National Rail & Elizabeth Line



Journey Times to Central Stations from Abbey Wood Station:

- **Woolwich:** 3 minutes
- **Canary Wharf:** 11 minutes
- **Liverpool Street:** 18 minutes
- **Tottenham Court Road:** 22 minutes
- **Paddington:** 28 minutes

Link to Rightmove Data:

<https://www.rightmove.co.uk/house-prices/details/1898250c-bd6e-47f8-bc1e-32ec528c5ebe>

Housing Safety Act 2022: Not on the register.

Less than 11m from 5th floor ground to ground level - Flat is on 4th (technically 5th) floor so it is classed as a 'relevant building'.

EWS1: This is a brick and concrete building and is not cladded, and does not hold or require an EWS1.