



Ruston Road | | London | SE18 5QX

Offers in the region of £190,000

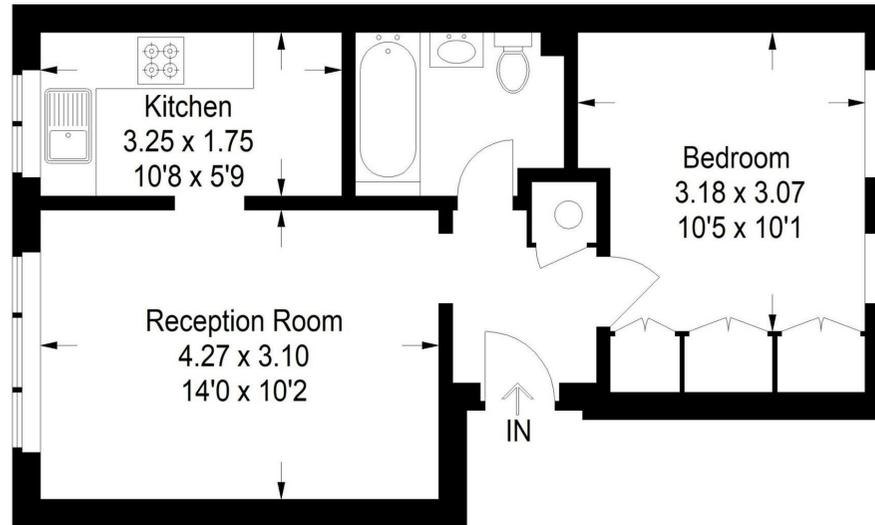


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Attention First-Time Buyers & Investors — Chain-Free Opportunity on Ruston Road, SE18

Located in a popular residential pocket of Woolwich, this one-bedroom flat on Ruston Road offers excellent potential and represents a fantastic opportunity for anyone looking to step onto the property ladder or secure a strong rental investment.

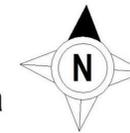
The property is in need of some modernisation, allowing the new owner to update and style the home to their own taste. The accommodation includes a well-proportioned living room, separate kitchen, double bedroom and bathroom. With its simple layout and generous room sizes, the flat offers a blank canvas ready for improvement and value uplift.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
		EU Directive 2002/91/EC	

- Kitchen**
10'11" x 5'11" (3.32 x 1.80)
- Reception / Dining Room**
14'1" x 10'3" (4.30 x 3.12)
- Bedroom**
12'6" x 10' (3.82 x 3.06)
- Bathroom**

Second Floor
 Approximate Gross Internal Area
 39.2 sq m / 422 sq ft



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