



**Wordsworth House  
Woolwich Common  
London  
SE18 4HR**

**Offers In Excess Of £235,000**

**bettermove**



# Woolwich Common London

Bettermove are proud to present this 2 bedroom flat in London available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available for free via the street or to rent a garage.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2003; the ground rent is £10pa and the service charge is approximately £265pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom and separate w/c. The property boasts a private balcony, perfect for enjoying both mornings and evenings.

Located in the bustling area of Woolwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A205, Woolwich train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

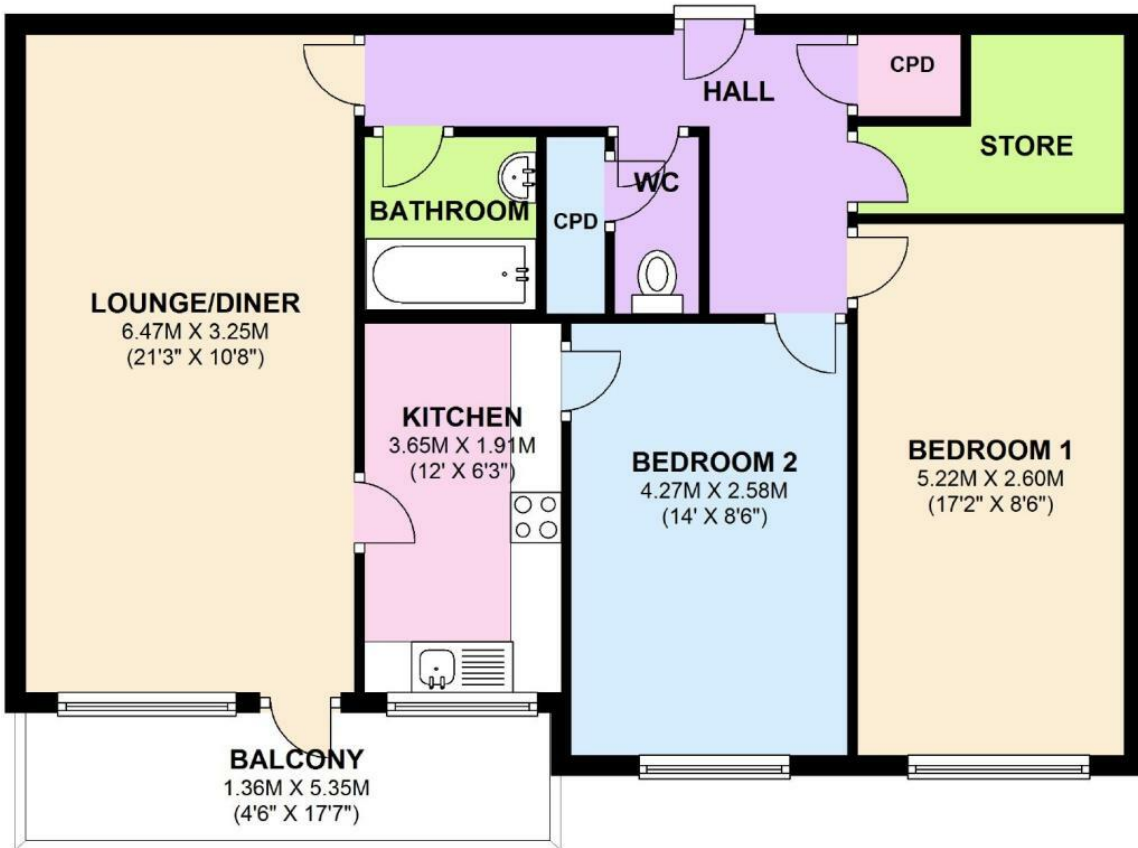
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



# THIRD FLOOR

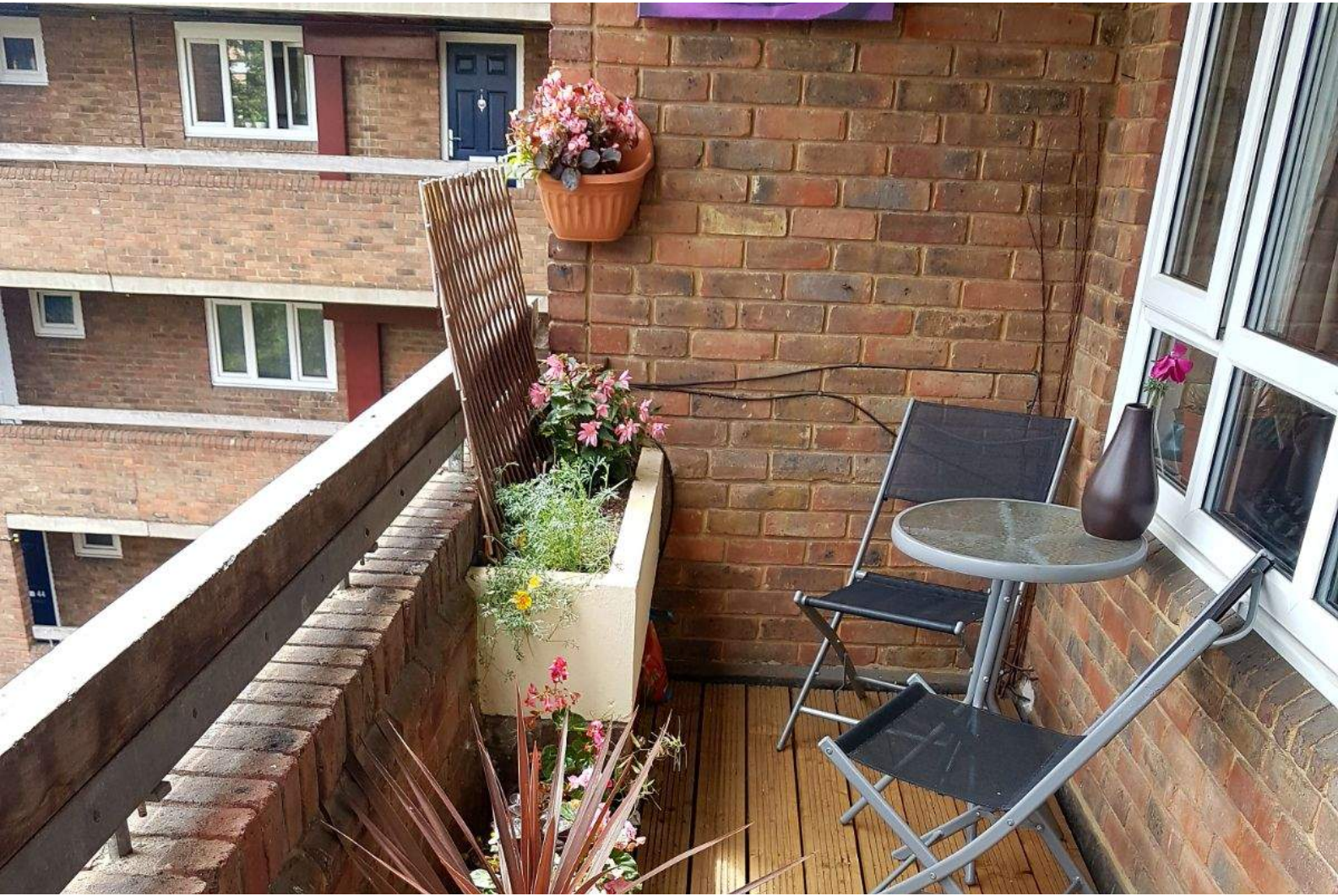
APPROX. 73.8 SQ. METRES (794.2 SQ. FEET)



TOTAL AREA: APPROX. 73.8 SQ. METRES (794.2 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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