

GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

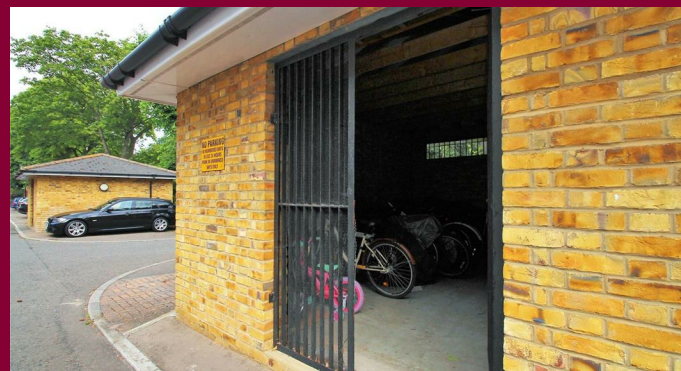
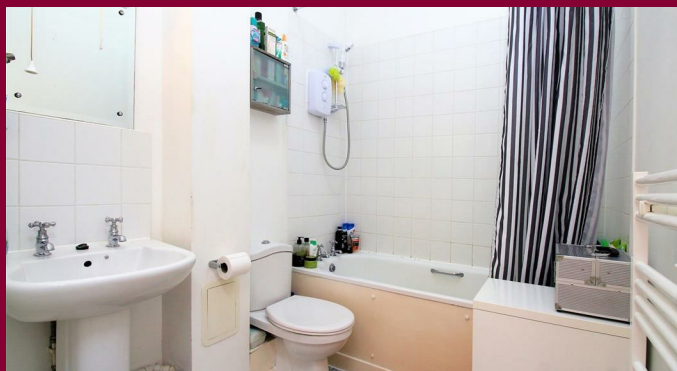
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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



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**Guide Price
£270,000**

Woolwich Road Upper Abbeywood

**** PRICE RANGE £270,000 - £280,000 ****

New to the market and very rarely available is this **STUNNING TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT** which is located in a grade II listed building on a popular road in Upper Abbey Wood.

The building was formerly a College and converted in 2008, the grounds are vast providing allocated parking for the apartment, visitors parking spaces, bike sheds and a large rear communal garden.

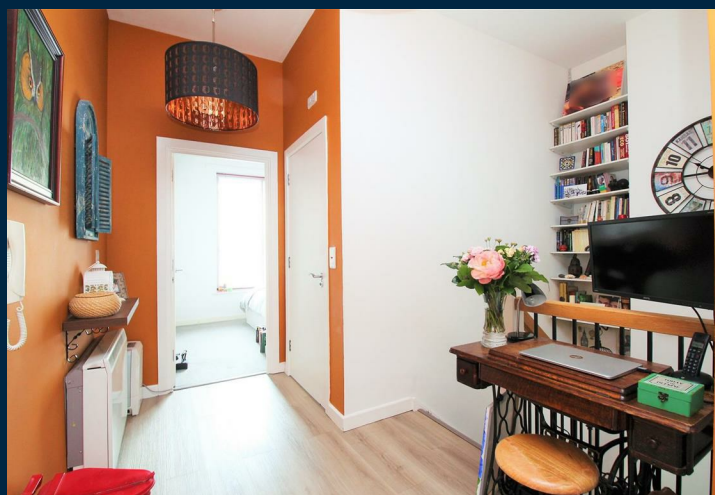
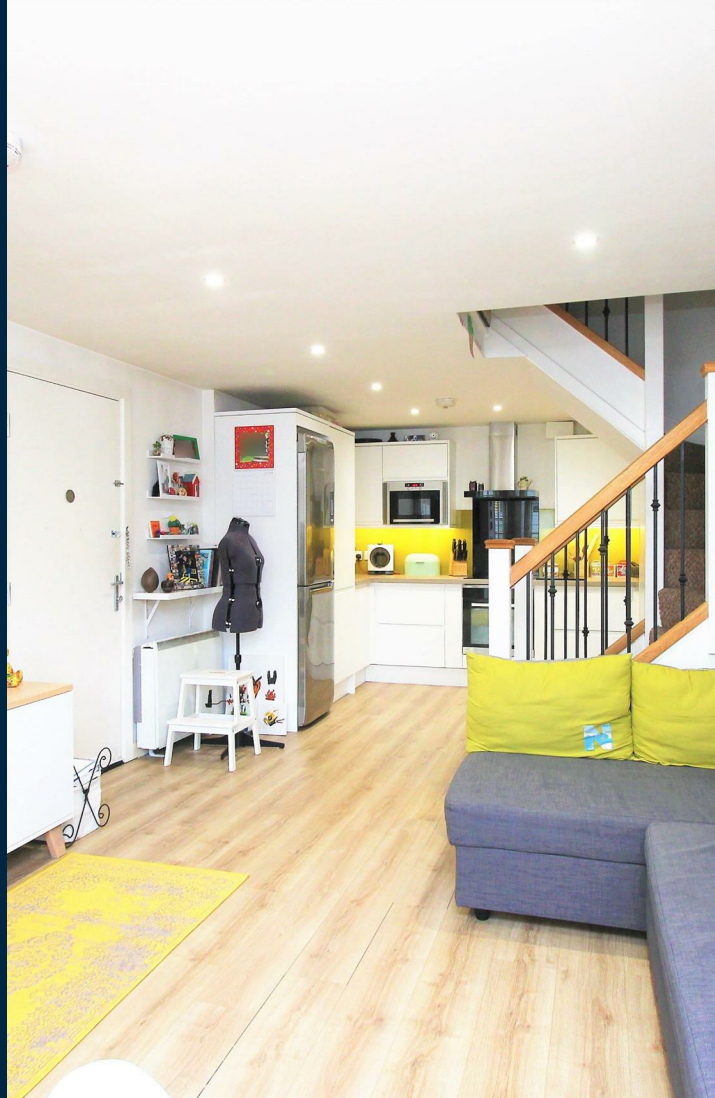
The property is also ideally located for local shops and transport including being within walking distance to Abbey Wood train station which will soon be the popular Crossrail.

Once you enter the property through the communal entrance hall you will be greeted by the spacious hallway, this gives access to **TWO DOUBLE BEDROOMS** and bathroom, from here there is a staircase which leads down to the basement area, this is a spacious area and provides an open plan lounge / dining area with modern kitchen.

The property is stunning condition throughout which I'm sure will suit most tastes and therefore ready to move in to.

Externally as mentioned there is a large communal garden area which is to the rear of the building and provides a great bit of outside space to relax and to enjoy a BBQ for those summer evenings!

This certainly is a quirky property which I'm sure will get a lot of interest, so to not be disappointment **CALL ANTHONY MARTIN** now to arrange your viewing!



- Rarely available
- Stunning condition
- Split level apartment
- Walking distance to forthcoming crossrail
- Over 110 years lease remaining
- 1 allocated parking bay
- Two double bedrooms
- Call now to view
- Floor Area:
- EPC Rating: TBC

