



CORNWALLIS ROAD
LONDON
Guide Price £350,000

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 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: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Estate Agents





**** PRICE RANGE £350,000 - £375,000 ****
**** NEW LEASE ON COMPLETION - OVER 170 YEARS ****

This excellent flat sits adjacent to Wellington Park a peaceful & tranquil space surrounded by the local history of the Royal Arsenal. The River Thames runs alongside the development giving access to the Thames Path, River Side Walk's & Cycle Rides.

Transport is second to none with Woolwich Arsenal Station to Central London & out to Kent. The DLR connects to stratford International, Canary Wharf & Central London too. For a more relaxed commute there's the Thames Clipper Service running frequently into the heart of London & Southbank along with The 02 at North Greenwich for nightlife, cinemas & concerts.

There are also excellent bus routes, good road links to the A2 & M25 and not far away from Bluewater & Lakeside. The Woolwich Ferry & Blackwall Tunnel are within easy access making it great access to North London too.

The property itself is spacious in size and light throughout with the added bonus of being sold CHAIN FREE, entering via a secure communal area the flat sits on the top floor. The hallway leads through to two double bedrooms, a through lounge diner and fitted kitchen connected via double doors & a contemporary bathroom. The abode benefits from having fully double glazed sash windows, a highly energy-efficient electric flow boiler and exclusive access to your very own loft space. The are several inbuilt storage cupboards & a secure bike shed.

Call Anthony Martin Estate Agents today to arrange your viewing!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CORNWALLIS ROAD

LONDON

- Price Range £350,000 - £375,000
- Chain free apartment
- New lease on completion over 170 years
- Lounge / dining room
- Royal Arsenal riverside development
- Mainline trains to central london, DLR & Cross Rail
- Two good size bedrooms
- Call Anthony Martin to view
- Floor Area: 702 SQ FT
- EPC Rating: C

