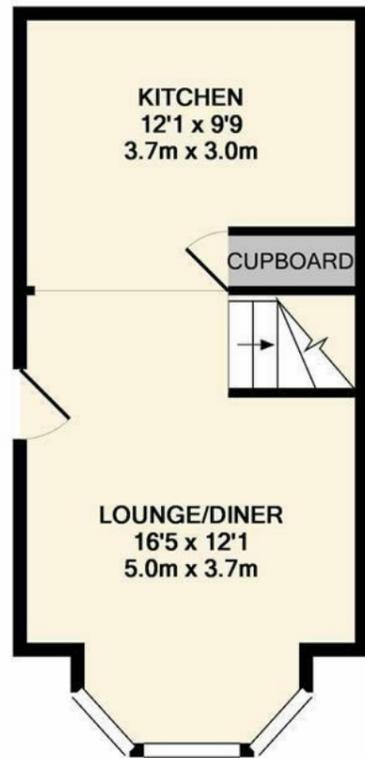


GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



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
Made with Metropix ©2019

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	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WOOLWICH ROAD
UPPER ABBEYWOOD

£1,195



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@anthonymartin.co.uk
www.anthonymartin.co.uk

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.

Anthony Martin
Estate Agents



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!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

WOOLWICH ROAD

UPPER ABBEYWOOD

- Rarely available
- Stunning condition
- Split level apartment
- Walking distance to forthcoming crossrail
- Crossrail Location
- 1 allocated parking bay
- Two double bedrooms
- Call now to view
- Floor Area:
- EPC Rating: D

