

2 Bed Terraced In Philimore Close , London, SE18 1PN

£1,650 Monthly





SHORT DESCRIPTION

Property Ref: 12306 Address: Philimore Close, London, SE18 Property Type: 2-bedroom House Overview This well-presented 2-bedroom house is situated in a quiet cul-de-sac location in the heart of Plumstead, South East London. The property benefits from open-plan living, double glazing, and new wooden flooring. The house has been recently renovated to a high standard and features a bright and airy living room, a fully fitted kitchen, modern bathroom. The first bedroom offers a stunning evening view of London, while the second bedroom overlooks the front of the house, where a private parking space is available. The house is situated within walking distance of several local amenities, including schools, shops, and restaurants. The property is located close to Plumstead High Street and local bus routes. There are a number of shops, restaurants, and bars within easy walking distance. Plumstead station is a short walk away, providing direct access to central London. Ideal for: This property would be ideal for a couple or small family looking for a spacious and well-presented house in a convenient location. It's just an 8-10 minute bus ride to Woolwich, where you'll have access to the Elizabeth Line, DLR, Southeastern trains, and Thameslink. Plumstead Common Park is only 5 minutes away, making it perfect for children. The property is close to the high street, yet tucked away in a lovely and quiet neighbourhood. Rent: £1,650 PCM Deposit: £1,903 Contact us today to arrange a viewing. Please note that all viewings must be arranged by appointment. Additional Information: Bills not included Council tax band C EPC rating C.

2

Bed Room(s)

1

Bath Room(s)

1

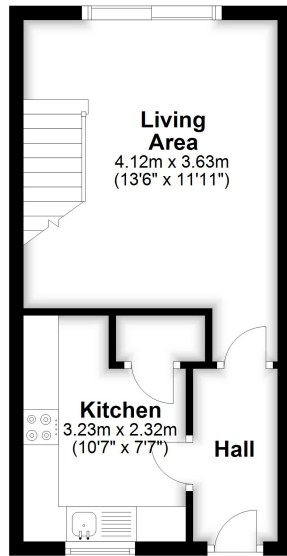
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

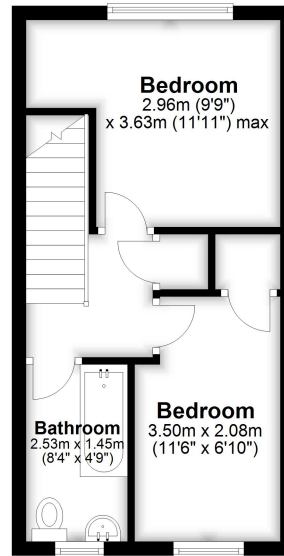
Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.2 sq. feet)

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Plan produced using PlanUp.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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