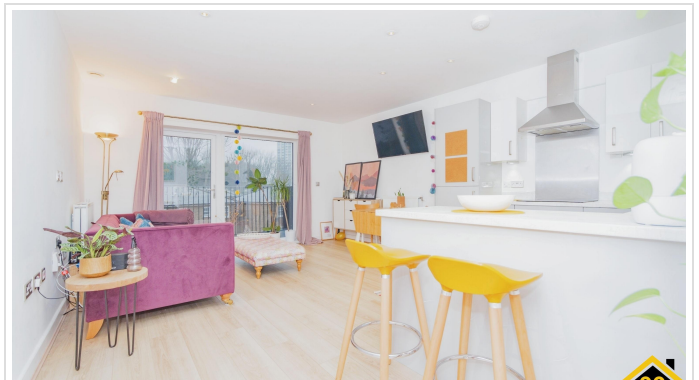


1 Bed Apartment In 18 Brumwell Avenue , London, SE18 6AS

£130,000





## SHORT DESCRIPTION

Property Ref: 14475 **\*\*Chain Free\*\*** Beautifully presented throughout and lovingly looked after by the current owner, is a large one bedroom third floor modern apartment within the Trinity Walk development. The apartment has been built to maximise space and light. It comprises an entrance hall with two large storage cupboards providing ample storage, leading into a bright and spacious, open plan living room/kitchen. From the dining area of the reception, there is direct access onto a delightful balcony, providing lovely space for both relaxing and dining. The kitchen area comprises a sleek range of matching wall and base units with work surfaces, a newly installed induction hob, overhead extractor, and electric oven below, an integrated fridge/freezer and an integrated dishwasher. There is a well sized double bedroom, with dedicated wardrobe space, and a stylish bathroom with white three-piece suite and elegant tiling. The flat is very well insulated from both heat loss and sound. There is also a flat-wide ventilation system which provides each room with a continuous supply of fresh air. This unique flat is positioned within close proximity of the popular shopping amenities of Woolwich Town Centre offering a wide range supermarkets, shops, restaurants and bars. The property is located within easy reach of Woolwich Arsenal and Woolwich Dockyard stations, offering unrivalled transport links, with regular services via DLR, National Rail trains and the new Elizabeth Line (Crossrail) for excellent links to Central London, Canary Wharf the City, Paddington, and Heathrow Airport. Plus the Thamesclipper/ Uber Boat station in the Royal Arsenal. The banks of the Thames are nearby, providing pleasant riverside walks, whilst the Woolwich ferry and the foot tunnel provide easy access over to north of the river. A 5-minute walk will have you stood in the middle of a beautiful open expanse of green space, Barrack Field, which faces the historic Woolwich Barracks. Further on allows access to Woolwich Common, Shooters Hill Golf Club and the stunning Oxleas Woods... Key Features: Concierge Video entry phone system District Heating System via radiators Filtered air supply via MVHR system Fob access to apartment 10-year NHBC warranty since build Smoke detectors EPC Rating B EWS1 Certificate in place Secure bicycle storage Kitchen: Symphony kitchens, Integrated dishwasher, Fully integrated stainless-steel oven & induction hob, Stainless steel extractor hood, Integrated fridge/freezer, Under unit lighting Bathroom: White bathroom suite with chrome mixer taps, Shower screen, Surface mounted thermostatic shower, Heated towel rail in chrome finish, Contemporary ceramic wall tiling, Flush full width/height mirror above hand basin, Low voltage, two pin power outlet Fixtures & fittings: Recessed down lights to main living area & bathroom, Pendants to bedrooms, Satellite, T.V. & telephone points to main living area and bedroom, washing machine in storage cupboard Particulars Tenure: Leasehold Lease Length: 117 years Council Tax Band: C.

1

**Bed Room(s)**

1

**Bath Room(s)**

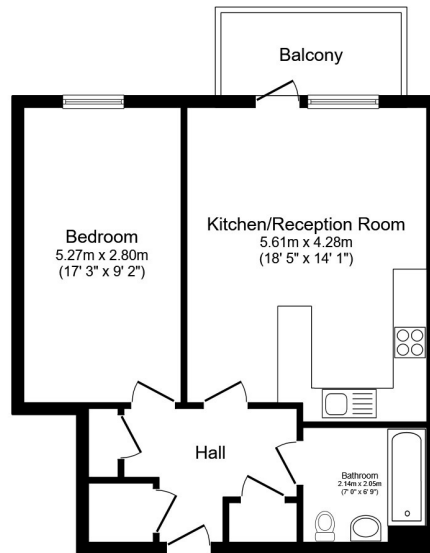
1

**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.





Total floor area 52.9 sq.m. (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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