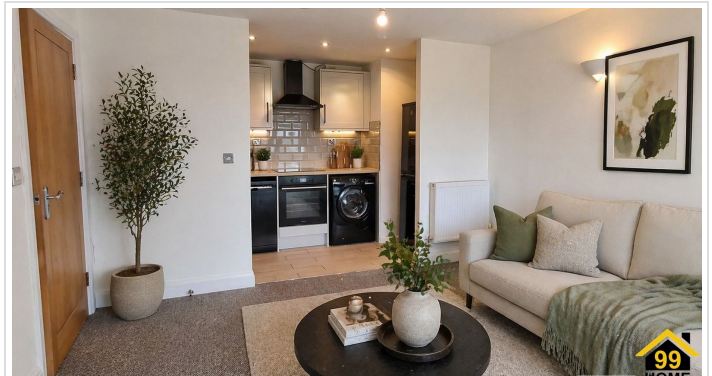


2 Bed Flat In Warrior Close , London, SE28 0NL

£275,000



SHORT DESCRIPTION

Property Ref: 17597 A newly re-decorated riverside two bed, two bath apartment. The property comprises of a spacious open-plan kitchen and reception with balcony, a master bedroom with ensuite shower room, a second double bedroom and a main bathroom. The River-facing balcony offers stunning views across the Thames. The kitchen and appliances are included; large fridge freezer, dishwasher, washing machine. Other benefits include secure video entry system, elevator and a secure gated parking space. The

West Thamesmead location is convenient for both Plumstead Rail and Woolwich Arsenal Rail & DLR Stations offering services into London, Canary Wharf and beyond. There are also great bus routes and a cycle path that runs along the river all the way to the Cutty Sark at Greenwich. Please note some photos are AI generated demonstrations of what the property could look like with furniture. Property Type: Flat Full selling price: £275000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 102 Yearly Ground Rent Cost: £200.00 Yearly Management Cost: £4300.00 Council tax band: C EPC rating: C Measurement: 688.89 sq.ft. Outside Space: Communal Garden, Balcony Parking: Allocated, Gated, Private Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

2

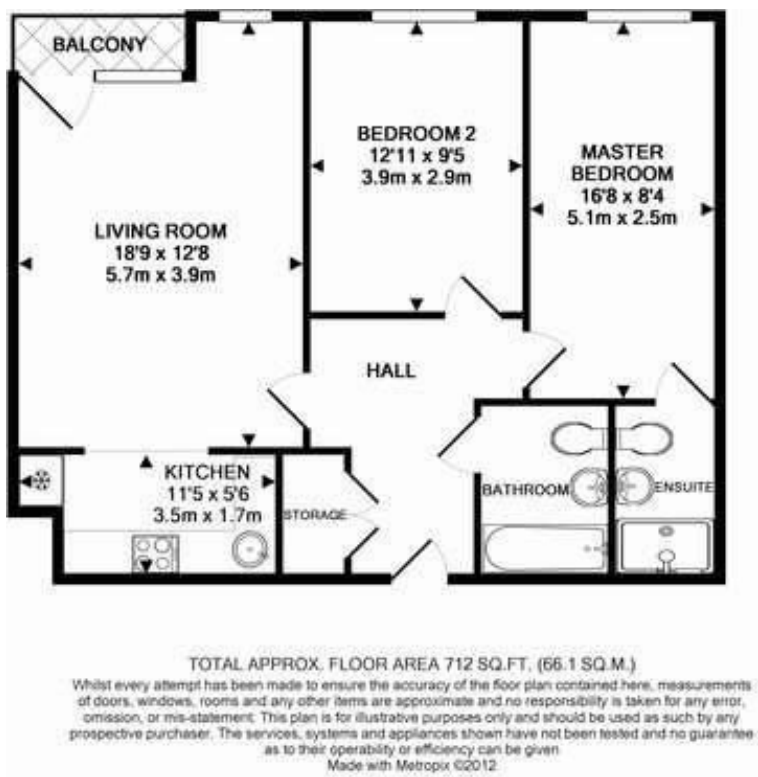
Bath Room(s)

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.



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.

Property type	Mid-floor flat
Total floor area	64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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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