



## Transport Information

0.1 Miles to King George V DLR Station with many buses and City Airport nearby.

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

## What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

Woodman Street, North Woolwich. E16 2LN.



PRICE  
£200,000  
To  
£225,000

- Two Double Bedrooms
- Second Floor Flat
- 0.1 Miles to DLR
- 104 Year Lease
- Approximately







## Woodman Street, North Woolwich. E16 2LN.

Guide Price: £200,000 to £225,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Ideal investment or first purchase.

Located on this quiet square in North Woolwich is this two-bedroom, second floor flat.

The property does require works but is an ideal canvas to work on, boasts of a large lounge, good size kitchen, family bathroom and two double bedrooms. The second bedroom has currently been partitioned into smaller rooms but could easily be taken down to return it to a good-sized double room.

The transport links are excellent in the area with King George V DLR Station under 0.1 miles away giving access to Canary Wharf and Central London. Buses are also really good throughout Beckton and give access to the whole of Newham. There is also the Woolwich ferry to get across the Thames to the south side swiftly.

City Airport is also close by and can give access to Europe and Beyond. Schools are good in the area with both primary and secondary schools nearby.

This property is full of potential, so call now to view!

Lease: Approx 104 Years

Ground Rent: £10 P/A

Service Charge: £2,500 P/A

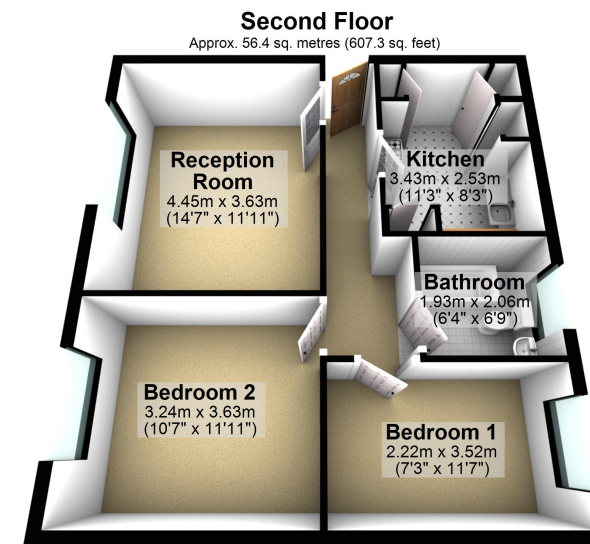
Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,443.53

What the owner says...

This has served as a wonderful home for us for over 30 years, everything you could want is on your doorstep.



Total area: approx. 56.4 sq. metres (607.3 sq. feet)  
Woodman Street

## Accommodation

### Reception

14' 7" x 11' 11" (4.45m x 3.63m)

### Kitchen

11' 3" x 8' 3" (3.43m x 2.51m)

### Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

### Bedroom One

11' 8" x 9' 0" (3.56m x 2.74m)

### Bedroom Two

10' 7" x 16' 0" (3.23m x 4.88m) (Approx)

