



HARRISON INGRAM

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**Riverhope Mansions, Harlinger
Street, London, SE18 5SS**



£255,000

LOCATION, LOCATION, LOCATION - If this is on top of your "WISH" list, then we HIGHLY RECOMMEND that you WASTE NO TIME IN VIEWING this WELL PRESENTED ground floor flat located on a RIVERSIDE DEVELOPMENT known as King Henry Wharf.

For the busy professional, you will be spoiled by the level of public transport links within close proximity and this includes; Woolwich Dockyard station which is only few minutes on foot and 12 minutes to London Bridge, one stop further to Blackfriars station and/or Cannon Street.

For those who need to travel to Canary Wharf you can take DLR from Woolwich Arsenal or only 2 stops by the fast Crossrail from Woolwich station nearby or a short scenic stroll to the river boat which is wonderful in the height of Summer (23 mins to Canary Wharf).

SHOPPING FACILITIES can be found at Charlton retail parks (Marks & Spencer, Sainsbury and IKEA), O2 Arena with a shopping mall, cable car and cinema plus Greenwich and Woolwich offer local markets, cafes, restaurants, bars and open spaces.

The flat BOASTS SHARE OF FREEHOLD, extended Lease, CHAIN FREE PURCHASE and also comes with free off street parking for residents.

The accommodation is spacious and comprises; bright lounge, MODERN FITTED KITCHEN, white bathroom suite with SHOWER, TWO decent sized bedrooms, double glazed, electric heating.

COMMUNAL ENTRANCE

Via secure entry phone system.

ENTRANCE HALL



Entry phone, airing cupboard and laminate flooring, main electric fuse box.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

LOUNGE



14' 6" x 14' 5" (4.42m x 4.39m) Double glazed window to rear, laminate flooring, storage heater and door to:-

KITCHEN



8' 1" x 7' 9" (2.46m x 2.36m) Double glazed window to rear, matching range of white wall, base and drawer units, ample worktop space, built in stainless steel fan assisted oven, inset 4 ring hob electric hob with stainless steel extractor above, fridge/freezer, washing machine, extractor fan, tiled to splashback areas, inset stainless steel sink unit with chrome mixer tap and tiled floor.

BEDROOM 1



10' 3" x 8' 9" (3.12m x 2.67m) Double glazed window to front, fitted wardrobe with hanging rail and shelving, laminate flooring and storage heater.

BEDROOM TWO



11' 4" x 7' 1" (3.45m x 2.16m) Double glazed window to front, laminate flooring and storage heater.

BATHROOM

White suite comprising pannelled bath with chrome taps, electric shower over, glass shower screen, pedestal wash hand basin with chrome taps, low level WC, extractor fan, fully tiled walls, tiled floor and wall mounted heater.