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HERE TO GET you THERE
35 Waterside Close, Thamesmead, London, SE28 0GT

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Asking Price £270,000

A beautifully presented two-bedroom ground floor maisonette, recently refurbished and redecorated throughout, offering well-proportioned living, a private garden and the added benefit of an exceptionally long lease.

The property comprises a spacious entrance hall leading to a generous open-plan lounge/diner and kitchen, creating an excellent space for both everyday living and entertaining. There are two well-proportioned bedrooms, including a particularly large principal double bedroom, alongside a separate shower room.

Externally, the property further benefits from its own private garden, providing valuable outdoor space. The property also boasts an impressive 979 years remaining on the lease and a low annual service charge of just £1,005, making it an attractive proposition for both first-time buyers and investors alike.

Conveniently located close to Thamesmead Town Centre, residents have easy access to a range of local shops, supermarkets and everyday amenities. There are also several well-regarded schools in the surrounding area.

For commuters, the property is well positioned for access to Abbey Wood and Woolwich stations, both offering Elizabeth line services providing convenient connections into Canary Wharf, the City and central London. Plumstead station also provides additional rail connections, while a variety of local bus routes are available within a short walk, offering links to surrounding areas and neighbouring transport hubs.

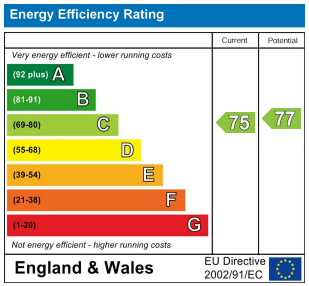
Offered to the market chain free, this recently refurbished maisonette combines modern presentation, generous living accommodation, a private garden and excellent transport links. Early viewing is highly recommended.

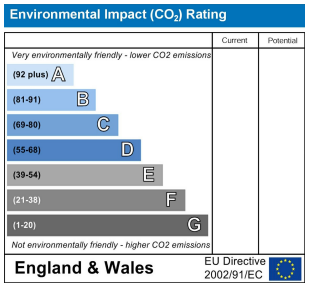
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Bedroom 2
Shower Room
Kitchen
Hall
Bedroom 1
Lounge/Diner

Floor Plan


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
77
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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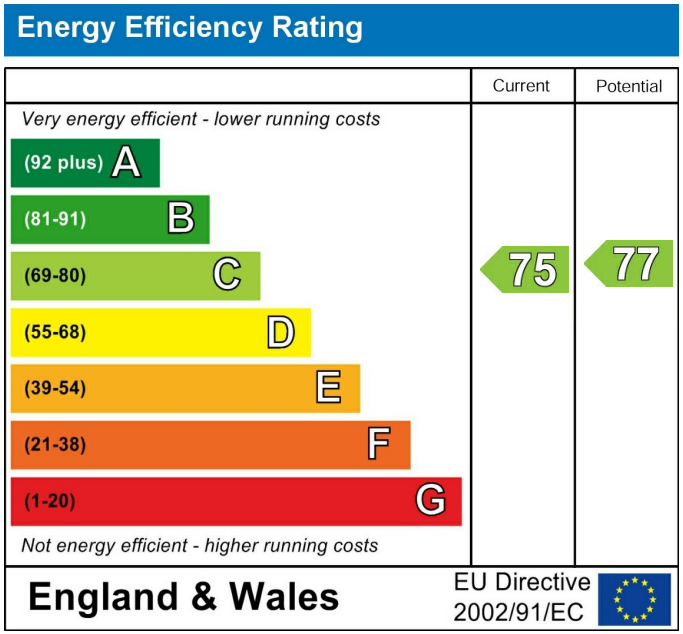
ENTRANCE HALL

BEDROOM 1
9'05 x 13'10

BATHROOM
7'08 x 5'06

BEDROOM 2
8'11 x 7'09

KITCHEN / LIVING ROOM
10'00 x 21'03



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

































