



49 Warrior Close, Thamesmead, London, SE28 0NL

- GUIDE PRICE £270,000-£290,000
- THIRD FLOOR APARTMENT
 - PRIVATE BALCONY
 - LOUNGE/DINER
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
 - RIVER VIEWS
 - DOUBLE GLAZED
- SECURE ALLOCATED PARKING

Guide Price £260,000

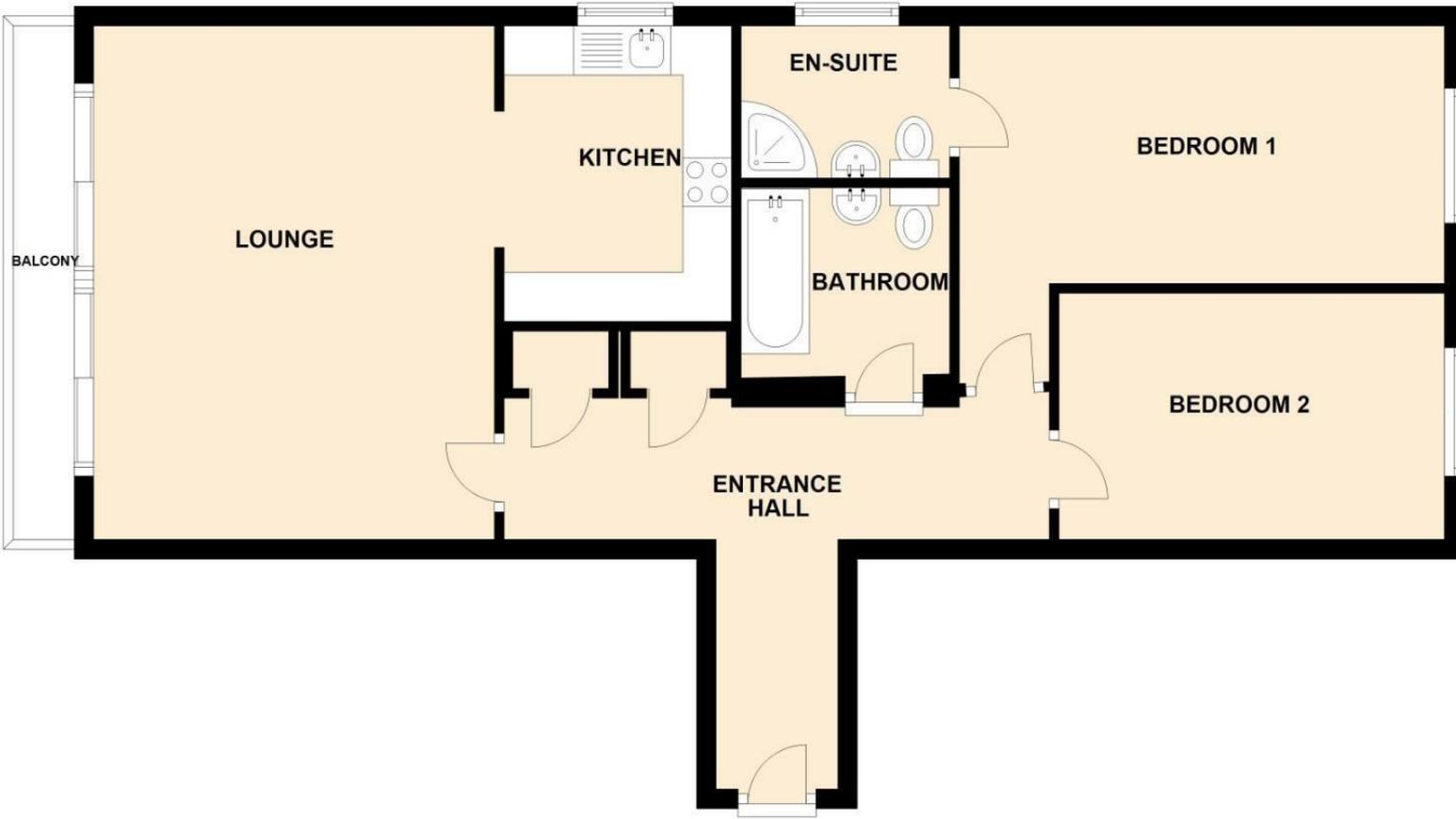


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Offered for sale with no onward chain is this two double bedroom 3rd floor apartment. The property has a good size lounge/diner with direct access to a balcony overlooking the River Thames. There are two double bedrooms with bedroom one having the benefit of an en-suite shower room in addition to the family bathroom. The property is double glazed and gas central heated.



THIRD FLOOR



For illustrative purposes only
Plan produced using PlanUp.

Viewing

Please contact our Hunters Abbey Wood Office on 020 8311 1000 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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

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