



## 56 THE WOODLANDS LONDON, SE13 6TY

**£490,000**  
SHARE OF FREEHOLD

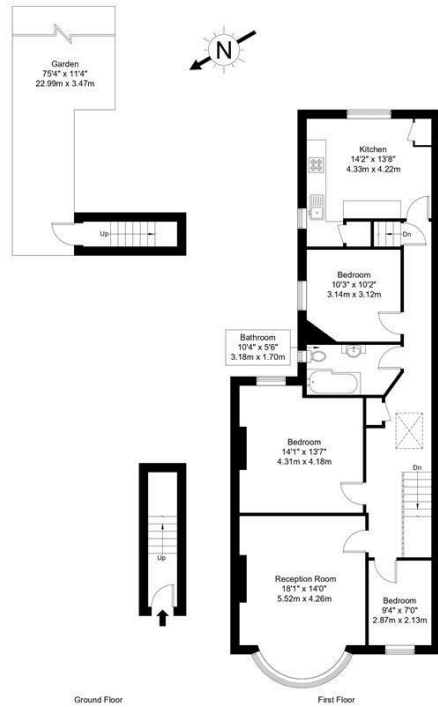
A substantial and beautifully proportioned 1,080 SQ FT, three bedroom, first floor purpose built apartment, set on a peaceful residential street in the heart of Hither Green. Offering exceptional internal space rarely found in three bedroom flats, this bright and airy home provides well-balanced accommodation throughout.

The property boasts a generous 18ft reception room with elevated views, a particularly spacious principal bedroom, a comfortable second double bedroom, a well-appointed kitchen/diner and a contemporary shower room. There is also a further third bedroom, which is a perfect office and/or nursery room. The additional square footage enhances the sense of space, making it ideal for both entertaining and day-to-day living.

**DouglasPryce**

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Approx Gross Internal Area = 100.38 sq m / 1080 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**DouglasPryce**