

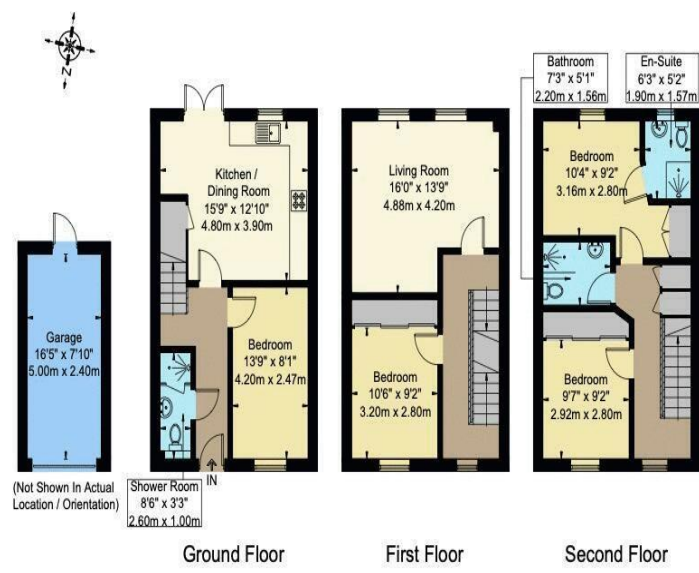


# Battery Road, West Thamesmead, SE28 0JS

## Price £435,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Floor Area = 130.8 sq m / 1407 sq ft (Approx)  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s).

*To arrange an appointment to view this property or to book a valuation on your own property, contact hi residential for a professional Prompt and friendly service*

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**Property Details**

This brightly lit property offers a versatile layout with four bedrooms and the potential to convert the spacious living room into a fifth bedroom, catering to larger families or those in need of extra space. The home also features a fully equipped separate kitchen for all your culinary needs, three bathrooms ensuring convenience for all household members, and a private rear garden perfect for relaxation and entertainment. Additional perks include a garage, providing secure parking or additional storage space. Located in a family-friendly residential area known for its strong community vibe, the property offers easy access to Woolwich station for DLR and Elizabeth Line services, and Abbey Wood station for further Elizabeth Line connections. These transport links provide swift commutes to The City, West End, and all areas of London, including proximity to London airports. Residents can enjoy leisurely strolls along the banks of the River Thames and explore Woolwich Arsenal Riverside. The area is abundant in green spaces and local amenities including bars, restaurants, and shopping centers, ensuring a comfortable and convenient lifestyle. For landlords, the property's close proximity to Greenwich University, The City of London, and Canary Wharf opens up substantial rental opportunities, making this an appealing investment in a well-connected part of London. With its blend of comfort, convenience, and investment potential, this property is ideal for families, professionals, and investors alike. Early viewing is recommended to appreciate the full potential and charm of this welcoming home.

