



# West Thamesmead Gateway, Plumstead, SE28

Asking Price: £365,000



# Lombard Square, West Thamesmead Gateway, Plumstead, SE28

 1 Bedroom (s)  1 Bathroom (s)  To be advised

A brand new one bed apartment (completing in spring 2025) located in Lombard Square, West Thamesmead Gateway. Situated on the 3rd floor and spanning an approximate 490 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. One well-proportioned double bedroom and a modern 3-piece bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage and a balcony.

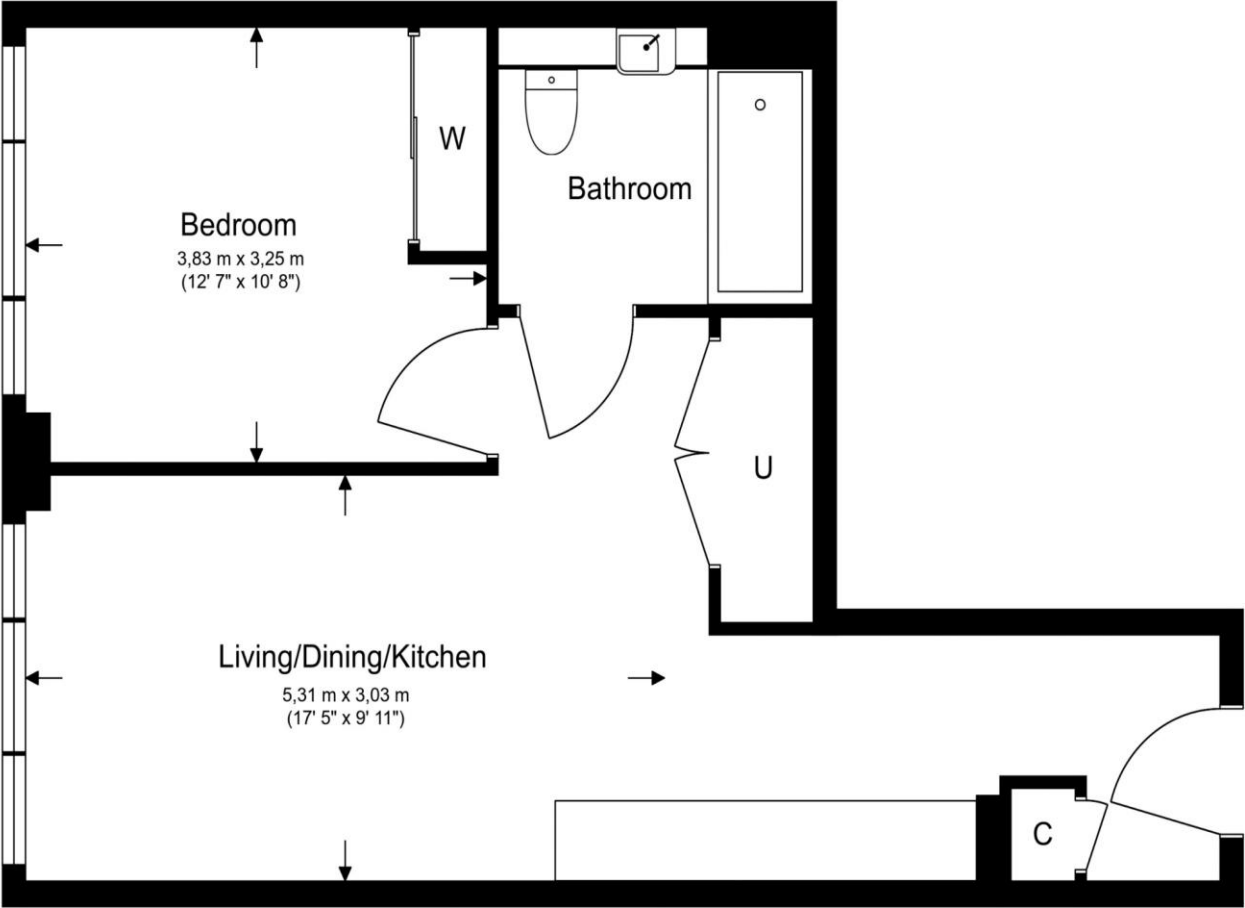
Residents of Lombard Square are serviced by a host of amenities including residents' communal garden, lake and concierge office. This development benefits from a beautifully landscaped 1.8 acre garden square with its own lake. The property benefits from superb connectivity into Central London as it is located within walking distance of both Plumstead station and Woolwich Underground (Elizabeth Line) station.

## Property Features:

- Brand New
- One bedroom
- Bathroom
- 3rd Floor
- 490 Square Feet (Approx.)
- Balcony
- Open Plan kitchen
- Communal Garden
- Plumstead Station
- Walking Distance to Woolwich Station and Elizabeth Line Crossrail



Total Gross Internal Area  
45.5 Sq/m - 490 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£365,000
Tenure:	Leasehold Expires 12/10/2286 Approximately 262 Years Remaining
Service Charge:	£1,768.90 (per annum) to completion
Anticipated Rent:	£2,000.00 pcm Approx. 6.6% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: CHN230016

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