



Greenhaven Drive, Thamesmead, SE28

Asking Price: £240,000

 Benham
& Reeves

Greenhaven Drive, Thamesmead, SE28

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Welcome to this charming and well-presented 2 bedroom property located in the sought-after area of Greenhaven Drive, Thamesmead. Situated on the 2nd floor and spanning an approximate 564 square feet. The flat is ideal for first-time buyers, small families, or investors, this delightful home offers a perfect balance of comfort and convenience.

Upon entering, you'll be greeted by a bright and airy open-plan living area, providing plenty of space for both relaxation and entertaining. The large windows allow natural light to flood into the room, creating a warm and inviting atmosphere. The modern kitchen is fully equipped with essential appliances and offers ample storage.

Situated in the peaceful yet well-connected area of Thamesmead, Greenhaven Drive offers excellent transport links, including nearby bus and train services, making commuting into Woolwich town centre and Central London or exploring the surrounding areas incredibly convenient. Thamesmead also boasts parks, shops, and schools, all within easy reach, making this a fantastic location for families.

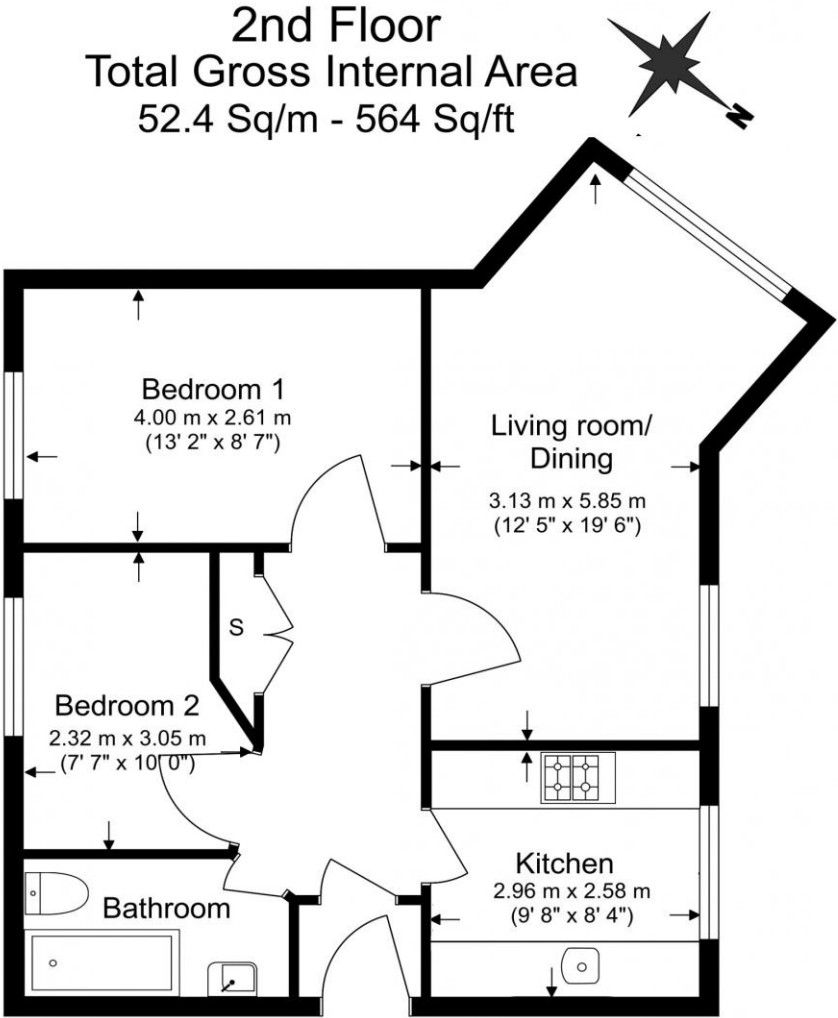




Property Features:

- Chain Free
- Two Bedrooms
- 2nd Floor
- 564 Square Feet (Approx.)
- River View
- Juliet Balcony
- Gas Central Heating
- Allocated Parking Space
- Elizabeth Line Train Station Nearby





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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:	£240,000
Tenure:	Leasehold Expires 31/12/2199 Approximately 175 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2024
Service Charge:	£2,670.60 (per annum) for the year 2024
Anticipated Rent:	£1,600.00 pcm Approx. 8 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240153

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

