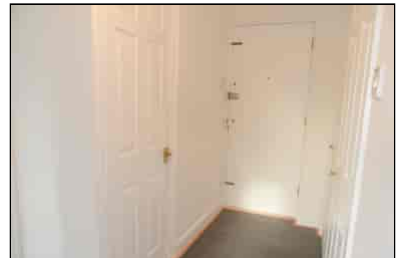


**HARRISON
INGRAM**

**Harlinger Street
Woolwich, SE18 5SW**



£200,000

Situated on the popular King Henry Wharf development close to transport links to London and attractive river walks is this ONE bedroom second floor riverside apartment. The property comprises entrance hallway with two deep storage cupboards, a spacious and bright lounge/diner with dual aspect windows, a fitted kitchen with appliances, a good size double bedroom with walk in wardrobe and bathroom with shower over the bath. The property has recently been freshly decorated throughout, benefits from allocated parking and is offered CHAIN FREE. This property would make a great First Time buy or Investment Opportunity. The lease was extended by 99 years in 2017 with approx. 175 years remaining. The property has recently undergone an EICR (Electrical Installation Condition Report) and benefits from electrical upgrades which are certified and valid for 5 years.

The apartment is conveniently located for shops in Woolwich town centre and Charlton retail parks. Woolwich Arsenal DLR and Mainline station is approximately 20 minutes' walk away (or a short bus ride from the main road) and Woolwich Dockyard station is just 10 minutes' walk. There are also many regular buses towards Charlton (for the retail park) and also Greenwich O2 and Jubilee Line. There are a number of cycle routes including the Thames path and the iconic Thames barrier is also nearby. All, in all a great property which is not to be missed!

Monthly Service Charge 2020/21 is £115.00 pm.

Annual Rent Charge for 2020/21 £94.01

Council Tax - Band B

COMMUNAL ENTRANCE

Secure communal entrance hallway, with security entryphone and stairs to 2nd floor.

ENTRANCE HALLWAY



Entryphone system, 2 deep built in storage cupboards (one of which houses immersion cylinder).

LOUNGE/DINER



12' 4" x 11' 3" (3.76m x 3.43m) Dual aspect windows, storage heater.

KITCHEN



10' 6" x 5' 11" (3.20m x 1.80m) Double glazed window to front, fitted kitchen with electric cooker & washing machine.

BATHROOM



Panelled bath with shower over, pedestal wash hand basin, low level w/c, ceramic tiled floor & extractor fan.

BEDROOM



9' 6" x 8' 7" (2.90m x 2.62m) Double glazed window to side, Walk in wardrobe, and storage heater.

COMMUNAL GARDENS

Communal gardens and riverside walks.

PARKING

Allocated residents parking.