



Venus Road, London, SE18 5QQ  
Asking price £475,000






FLEXIBLE SPACE!


Such a great location for commuters and investors as the transport links and amenities are fantastic! Spread over three floors with the potential for five bedrooms making this an exciting opportunity. Call Town and City Homes today to book your viewing and avoid missing out.

This location benefits from Woolwich's local markets, renowned high street, cafes, restaurants, bars and open spaces. Evening river walks are highly recommended! Offering a long stretch of bike and foot path along the Thames with city views and an ideal spot to watch the renowned sun sets. Charlton popular retail parks, cinemas and restaurants are within walking distance.

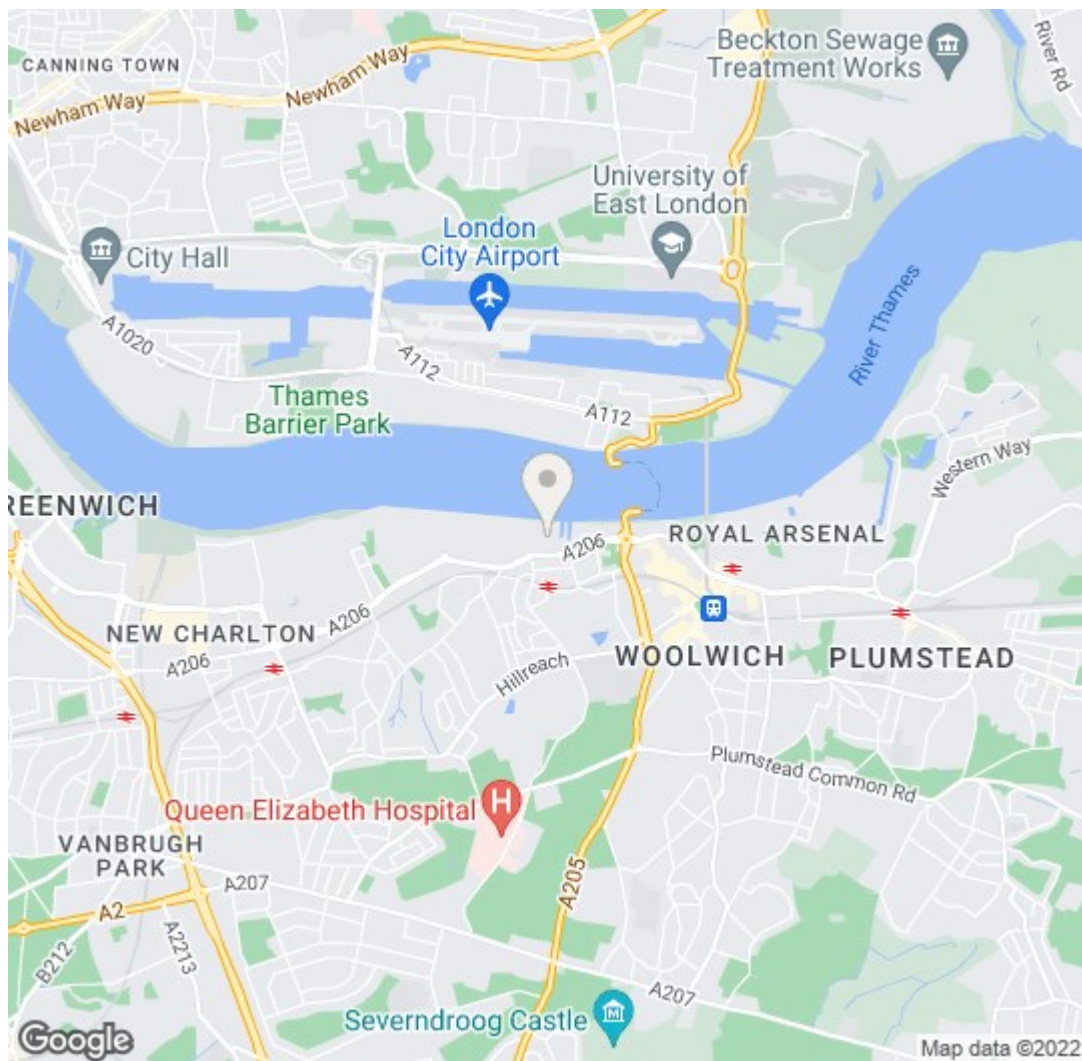
For the busy commuter, you are spoilt with the fantastic transport facilities of Woolwich Dockyard and Woolwich Arsenal, Charlton stations offering superior transport links with access to DLR, Thameslink and Southeastern mainline services for Central London, Canary Wharf and the City.

- Entrance Hall
- Reception/ Study 8'6 x 7'10 (2.59m x 2.39m)
- Shower Room 5'7 x 4' (1.70m x 1.22m)
- Kitchen Breakfast Room 15'11 x 12' (4.85m x 3.66m)
- First Floor Landing
- Living Room 15'11 x 12' (4.85m x 3.66m)
- Bedroom 2 15'11 x 8'6 (4.85m x 2.59m)
- Second Floor Landing
- Bedroom 1 15'11 x 8'7 (4.85m x 2.62m)
- Bedroom 3 12'1 x 7'9 (3.68m x 2.36m)
- Bedroom 4 12'3 x 7'9 (3.73m x 2.36m)
- Bathroom 5'8 x 4'11 (1.73m x 1.50m)
- Garden

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





APPROX. GROSS INTERNAL FLOOR AREA 1311 SQ FT / 122 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Venus Road	
date 16/06/22	
photoplan	



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