



## 4 Langham Grove, London, SE28 0FZ

**£392 Per Week**

A BRAND NEW 5TH FLOOR ONE BEDROOM APARTMENT LOCATED IN "BERKELEY HOMES" FLAGSHIP "LOMBARD SQUARE" DEVELOPMENT IN SE28 PLUMSTEAD

Lombard Square is set around 1.8 acres of landscaped gardens including a lake and residents can enjoy amenities such as concierge services and a residents gym\*

The accommodation is set over 553 square feet and comprises a spacious reception room with open plan fully fitted kitchen and access to a balcony, double bedroom with built in storage and a modern bathroom suite

The property is well located being a 5 min walk to Plumstead Station (overground) & a 10 min walk to Woolwich Station (Elizabeth line) as well as being close to the River Thames, shops and restaurants

FURNISHED UPON REQUEST  
AVAILABLE NOW

\*some facilities mentioned may not be operational at the time of move in

- BRAND NEW ONE BEDROOM APARTMENT IN BURRELL HSE
- 1.8 ACRES OF GARDENS INC CENTRAL LAKE
- 10 MIN WALK TO WOOLWICH STATION
- AVAILABLE NOW / FURNISHED UPON REQUEST
- BUILT BY BERKELEY HOMES
- CONCIERGE & GYM
- BALCONY ON THE 5TH FLOOR
- LOMBARD SQUARE SE28
- 4 MIN WALK TO PLUMSTEAD STATION
- SET OVER 553 SQUARE FEET

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KITCHEN



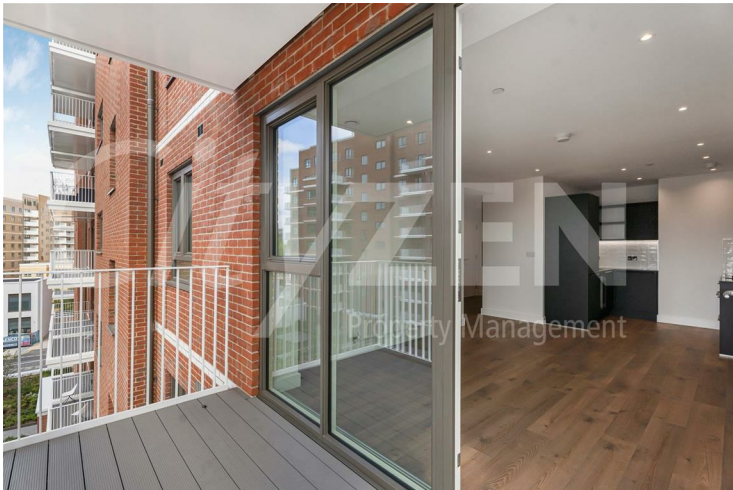
VIEW



BALCONY



BALCONY



BALCONY



BALCONY

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BEDROOM



HALLWAY



BEDROOM



BATHROOM



BEDROOM



LOMBARD SQUARE

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**RECEPTION**



**RECEPTION**



**RECEPTION**

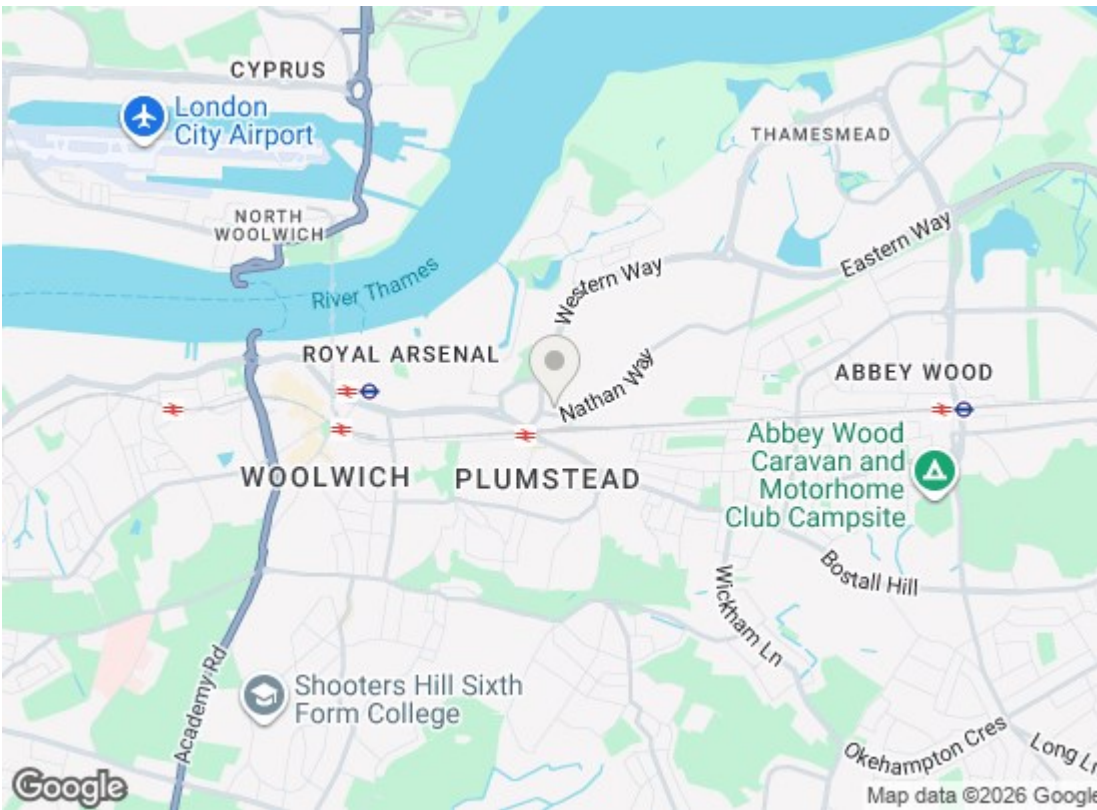
Approximate Gross Internal Area 553 sq ft - 51 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.