



Napoleon Lane, London
SE18



Beyond your expectations

A two bedroom, two bathroom apartment. EPC:C

Hamptons International
46 Tranquil Vale, London, SE3 oBD
Sales. 020 8297 1697

www.hamptons.co.uk

Modern building | Gated development | Two bedrooms | Two bathrooms | Open plan living room/kitchen
| Utility cupboard | Private rear garden | Allocated parking | Lease Term: 250 years from 01.12.2008 |
Service charge tbc

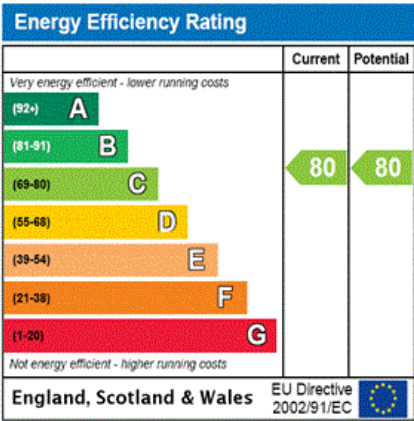
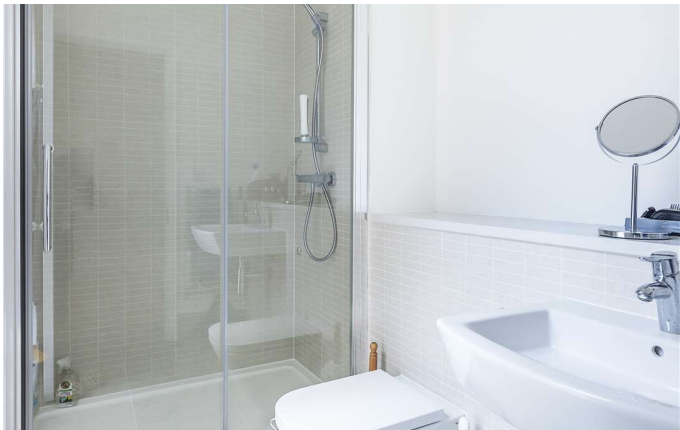
Offers in excess of £500,000 Leasehold

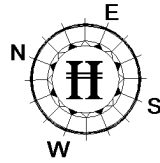
Description

A two bedroom, two bathroom apartment in a modern building within a prestigious, gated development. Once a Royal Military Academy, the architecture and grounds are extremely impressive and the period charm has been retained with the restoration of neighbouring, Grade II listed buildings on site.

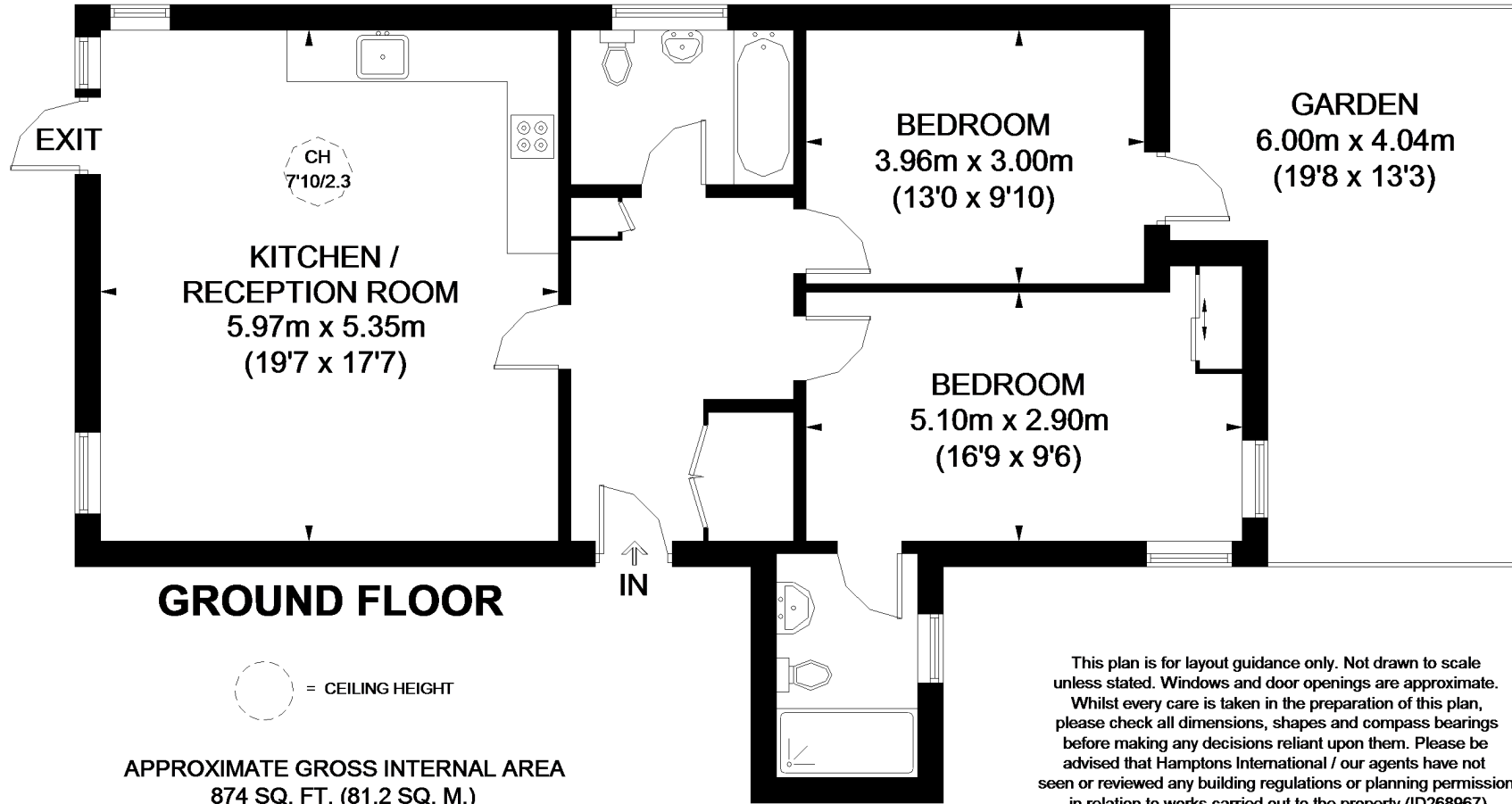
As part of the modern phase of this development, this property offers modern living space with various contemporary features. Access is via a private entrance into a spacious hallway with solid wood flooring, under-floor heating is found throughout and this particular property enjoys direct access to private outside space. Accommodation briefly comprises; two double bedrooms, two bathrooms, open plan living room/kitchen, utility cupboard and private rear garden. There is also allocated parking and extensive communal grounds. On site benefits include concierge service, gymnasium and bicycle storage.

The Academy overlooks Woolwich Common and, as a result, feels almost rural yet Woolwich Arsenal DLR station offers easy access into Canary Wharf and Bank. Woolwich will also soon benefit from the forthcoming Crossrail station providing easy access into London, including Liverpool Street, Paddington and Bond Street. This makes SE18 a particularly interesting proposition for investors looking to capitalise on potential capital growth.





NAPOLEON LANE



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

