



## Plough Way, London, , SE16 2LS

GROUND FLOOR SHOP FOR SALE/LET | SEPARATE KITCHEN AREA | PROXIMITY TO TOWN CENTER | REAR ASPECT SPACES

REAR 2 FLOORS SINGLE STORY BUILDING | NO ONWARD CHAIN | 999 YEARS LEASE | VIEWING RECOMMENDED

**Asking Price: £239,950**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Plough Way, London, , SE16 2LS**

### **OFFICE SPACE**

*3.76m (12' 4") x 6.81m (22' 4")*

Laminated floor, phone point and power points.

### **KITCHEN AREA**

*4.26m (14' 0") x 1.82m (6' 0")*

Single stainless steel sink with mixer tap and cupboards units, power points and door to patio area.

### **WC**

low level WC, wash hand basin.

### **REAR OPEN SPACE**

*3.06m (10' 0") x 4.30m (14' 1")*

covered open space to the rear of property

### **REAR SINGLE STORY BUILDING**

*8.5m (27' 11") x 3.16m (10' 4")*

Rear 2 floors single story building, potential for conversion to studio or bedsit or as an office.

### **REAR SIDE SPACE**

*7.71m (25' 4") x 2.34m (7' 8")*

Covered side space, could be used for storage or as utility area

### **ENERGY PERFORMANCE RATING**

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **OPENING HOURS**

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 16:30

Hunters 243 Lower Road, Surrey Quays, London,  
SE16 2LW 0207 232 2211  
surreyquays@hunters.com.uk

VAT Reg. No 842 8825 02 | Registered No: 05537909 England and Wales  
Registered Office: 74 Church Road, Crystal Palace, London, SE19 2EZ  
A Hunters franchise owned and operated under licence by Saval Estates Limited

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or

appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

