



Brook Square, Woolwich, SE18

Asking Price: £230,000

Benham
& Reeves

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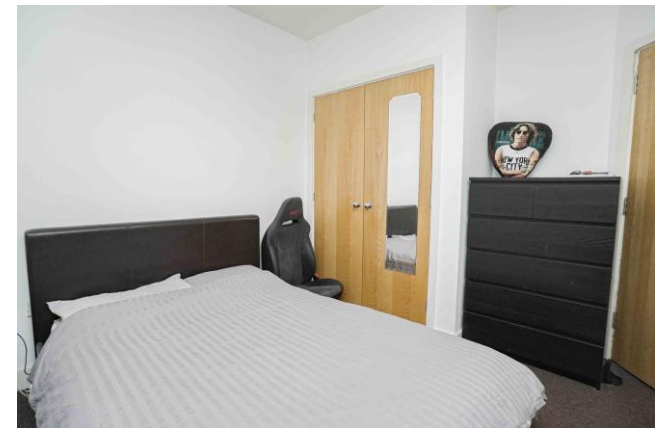
 1 Bedroom  1 Bathroom  Leasehold

Located in the Brook Square development in Woolwich, this well-presented one-bedroom apartment is positioned on the third floor and spans approximately 454 square feet. The property features a bright and spacious living room, a separate modern kitchen, and a generously sized double bedroom. A contemporary three-piece family bathroom and useful built-in storage further enhance the home's practicality. Additional highlights include extra storage space, a Juliet balcony and the convenience of an underground parking space.

This development is set within close proximity to all the shopping amenities of Woolwich, offering a range of restaurants, supermarkets and local gyms, as well as being positioned within an 8-minute bus journey of Woolwich Elizabeth line station and Woolwich DLR and train station.

Woolwich town centre and its bustling high street, with chain and independent shops, as well as health facilities including a pharmacy and GP, are also close by.

Brook Square is a development off Shooters Hill within easy reach of Blackheath mainline station, Kidbrooke station and North Greenwich Underground. Great transport links can take you to Blackheath Village with its local bars and restaurants.

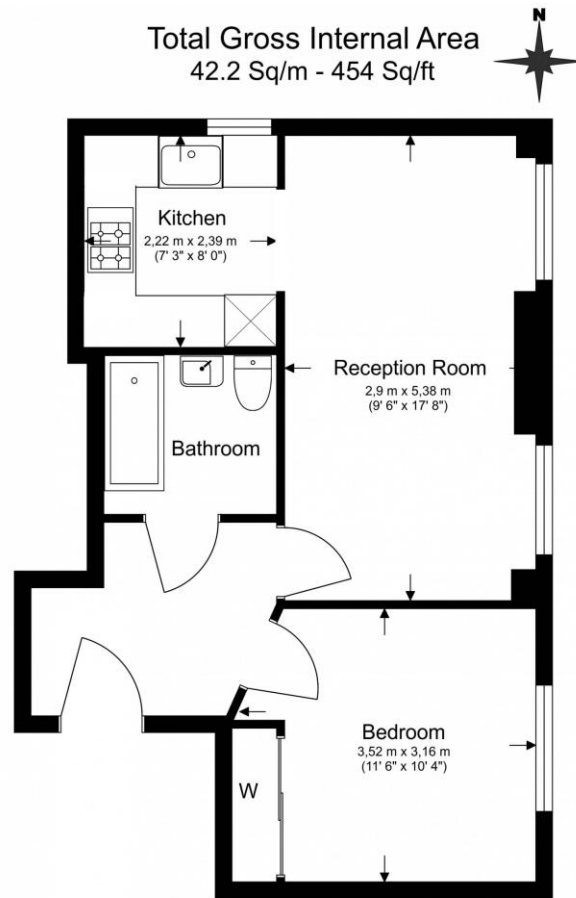




Property Features:

- One Bedroom
- Third Floor
- 454 Square Feet (Approx.)
- Juliet Balcony
- Allocated Parking Space
- Woolwich Overground and DLR
- Elizabeth Line





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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£230,000
Tenure:	Leasehold Expires 31/05/3001 Approximately 975 Years Remaining
Ground Rent:	£100.00 (per annum) For the year 2025
Service Charge:	£2,472.72 (per annum) For the year 2025 Water Rates Included
Anticipated Rent:	£1,300.00 pcm Approx. 6.8% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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