



## Brook Square, Woolwich, SE18

Guide Price: £230,000

 Benham  
& Reeves

# Brook Square, Woolwich, SE18

 1 Bedroom  1 Bathroom  Leasehold

A modern one bedroom apartment located in Brook Square, Woolwich. Situated on the ground floor and spanning an approximate 497 square feet, this apartment comprises a separate living room and kitchen. A well-proportioned double bedroom, featuring a 3-piece family bathroom. Additional benefits include Juliet balcony and an allocated parking space. The flat also has additional storage.

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

Woolwich town centre and bustling high street with chain and independent shops, 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.



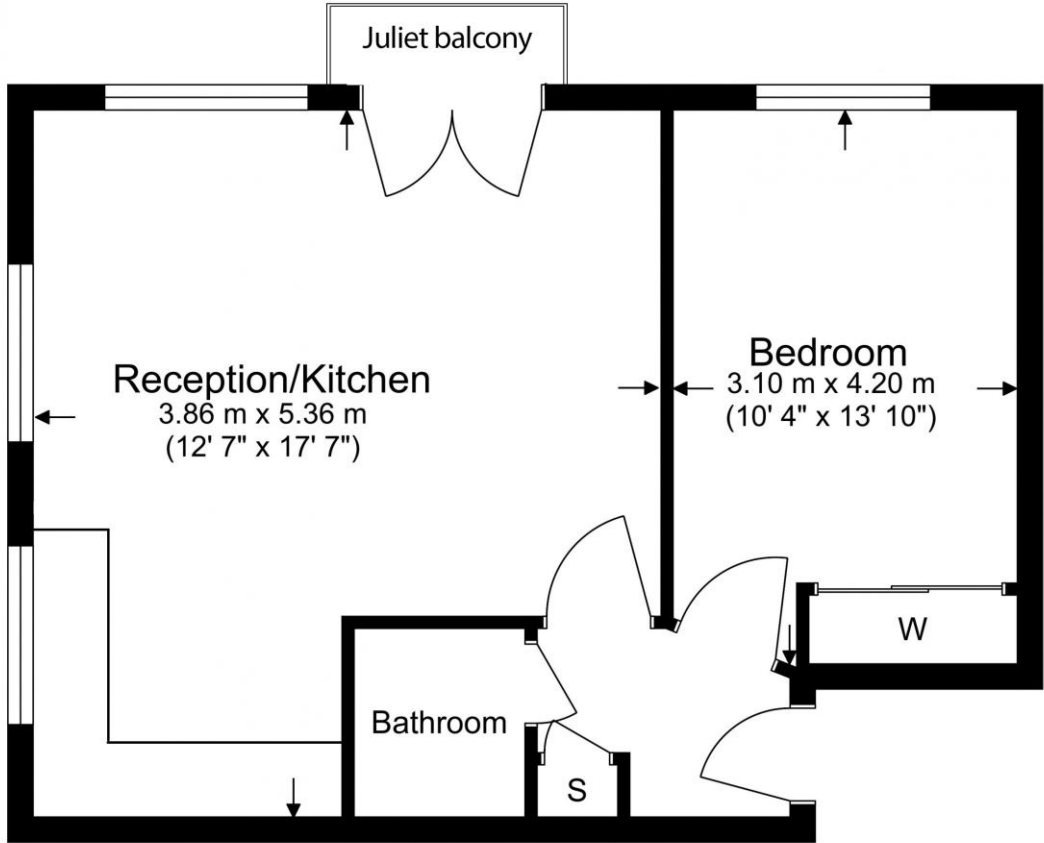


## Property Features:

- Chain Free
- One Bedroom
- Ground Floor
- 497 Square Feet (Approx.)
- Juliet Balcony
- Allocated Parking Space
- Woolwich overground and DLR
- Elizabeth Line



Ground Floor  
Total Gross Internal Area  
46.2 Sq/m - 497 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.

## Terms & Conditions:

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

Guide 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:	£2,450.00 (per annum) for the year 2025 Water Rates Included
Anticipated Rent:	£1,350.00 pcm Approx. 7.0% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240159

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