



# Moy Lane, Woolwich, SE18

Guide Price: £325,000

 Benham  
& Reeves



# Moy Lane, Woolwich, SE18

 1 Bedroom

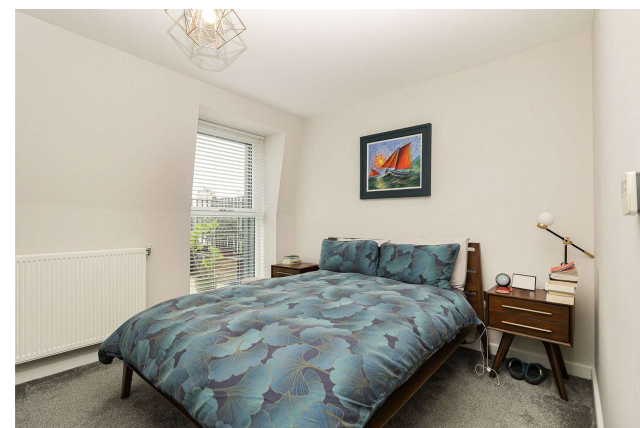
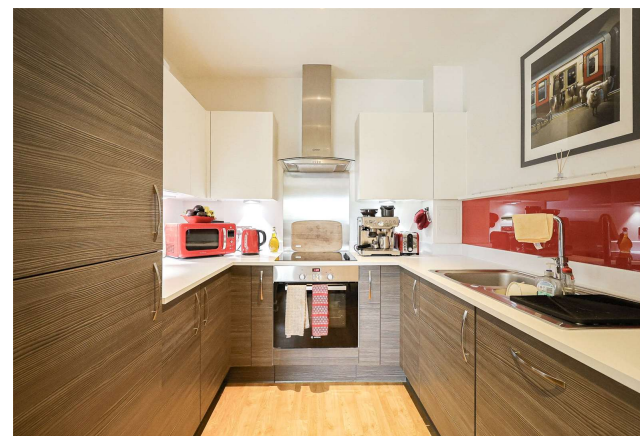
 1 Bathroom

 Leasehold

An excellent one bedroom apartment located in Theobald Heights in the heart of Woolwich. The flat is situated on the fifth floor and spans an approximate 549 square feet. This apartment has a spacious living area with an open-plan kitchen with integrated appliances, a double bedroom with fitted wardrobes, and a modern three-piece bathroom suite that includes high-end finishes. Additional benefits include extra storage space and a large balcony.

Located close to the vibrant Woolwich Town Centre, residents enjoy easy access to an array of shops, supermarkets, restaurants, and bars.

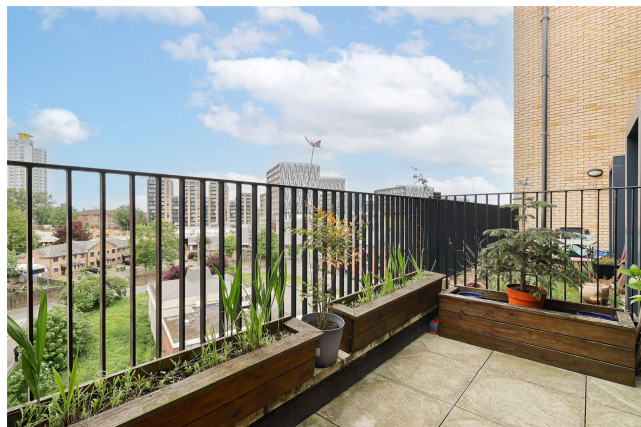
The development is well-connected with the Woolwich Arsenal DLR and the Elizabeth line, providing excellent transport links across London..

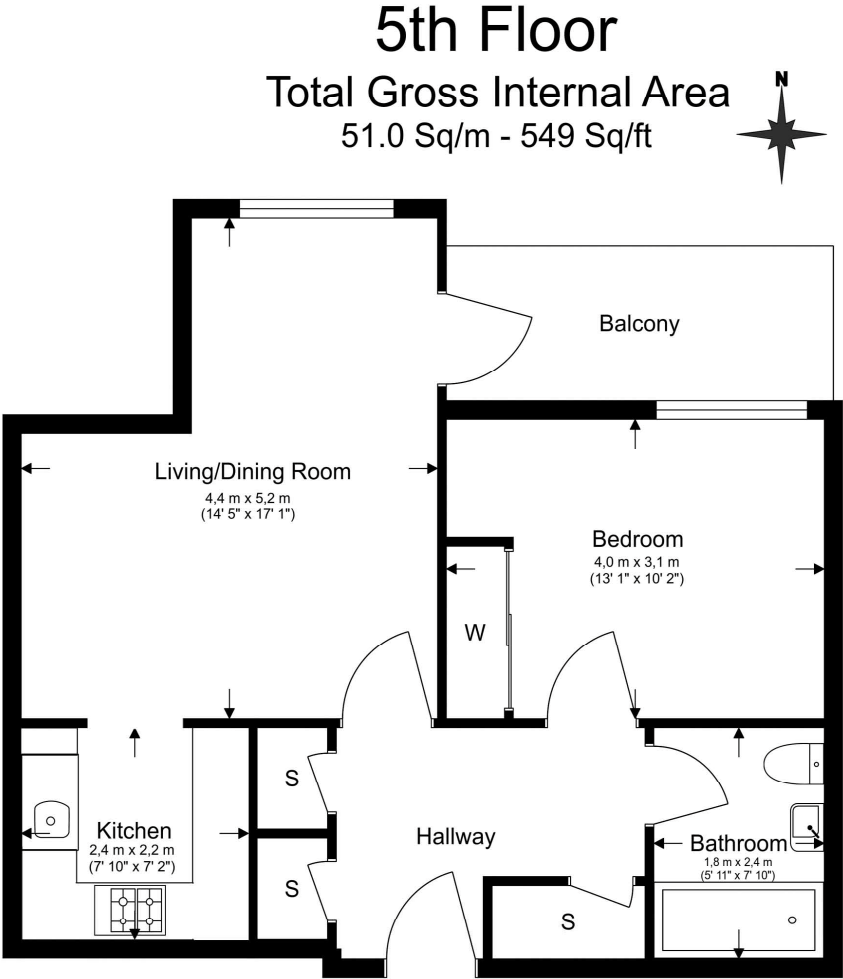




## Property Features:

- Chain Free
- One Bedroom
- 5th Floor
- 549 Square Feet (Approx.)
- Balcony
- Open-Plan Kitchen
- Communal Garden
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line Nearby





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



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:      | £325,000   |
| Tenure:           | Leasehold<br>Expires 31/12/2142<br>Approximately 117 Years Remaining |
| Ground Rent:      | £390.00 (per annum)  |
| Service Charge:   | £2,037.00 (per annum)  |
| Anticipated Rent: | £1,700.00 pcm<br>Approx. 6.3% Yield                                  |

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250081

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E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)  
W: [www.benhams.com](http://www.benhams.com)

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