



Warehouse Court, Major Draper Street, Woolwich, SE18

Asking Price: £350,000

 Benham
& Reeves

Warehouse Court, Major Draper Street, Woolwich, SE18

 1 Bedroom  1 Bathroom  Leasehold

Located in the sought-after Warehouse Court within the vibrant Royal Arsenal Riverside development, this stylish one bedroom apartment is situated on the 5th floor and spans an approximate 480 square feet. The flat features an open-plan living space with wooden floors and exposed brickwork, leading into the kitchen, which is equipped with integrated appliances. The property features a double bedroom with built-in wardrobes and a three-piece bathroom suite. This apartment has a large balcony that overlooks the courtyard with a fountain.

Residents of Royal Arsenal Riverside enjoy local amenities, including a fully equipped residents' gym and a 24-hour concierge service.

Marks & Spencer is located within the development, offering everyday essentials, while a large Tesco supermarket is just a short walk away. The area benefits from a dynamic high street that combines established high-street retailers with a selection of independent boutiques. A variety of restaurants and cafés provide ample dining options, while essential healthcare services, including a pharmacy and GP practice, are conveniently located nearby.

The development is well-connected to the Woolwich Arsenal DLR and the Elizabeth line, offering excellent transport links throughout London.



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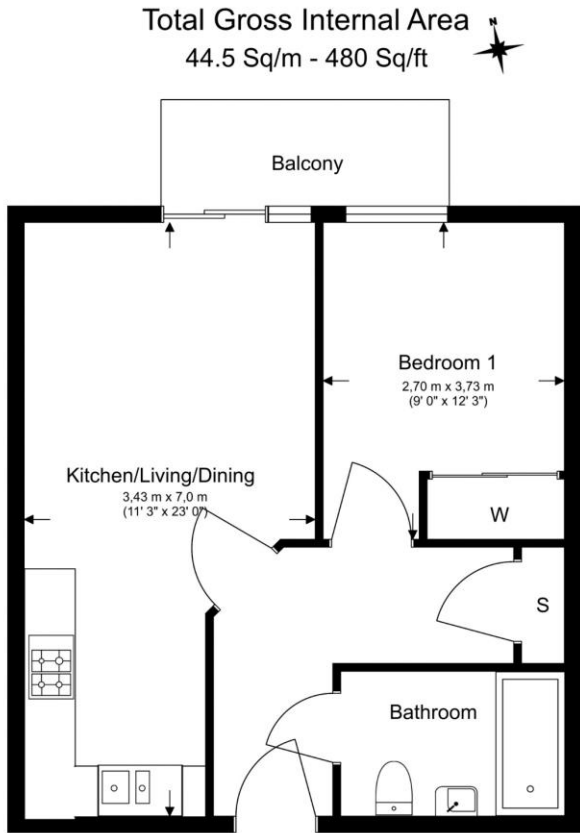


Property Features:

- One Double Bedroom
- 5th floor
- 480 Square Feet (Approx.)
- Private Balcony
- Communal Garden
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Terms & Conditions:

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

Asking Price:	£350,000
Tenure:	Leasehold Expires 22/12/2135 Approximately 110 Years Remaining
Ground Rent:	£388.00 (per annum) for the year 2025
Service Charge:	£1,974.32 (per annum) to September 2025
Anticipated Rent:	£1,900.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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