



Crales House, Harlinger Street, Woolwich, SE18

Asking Price: £265,000

Benham
& Reeves

Crales House, Harlinger Street, Woolwich, SE18

 1 Bedroom  1 Bathroom  Leasehold

Located in Crales House, Woolwich, is this one-bedroom apartment. Situated on the first floor and spanning approximately 426 square feet, the flat offers a spacious living room with a Juliet balcony, a separate kitchen with streamlined integrated appliances. A well-proportioned double bedroom and a bathroom. Additional benefits include extra storage space.

Residents of Crales House benefit from being close to Woolwich town centre, with its vibrant high street, offering a mix of chain and independent shops, restaurants, and essential health services such as a pharmacy and a GP.

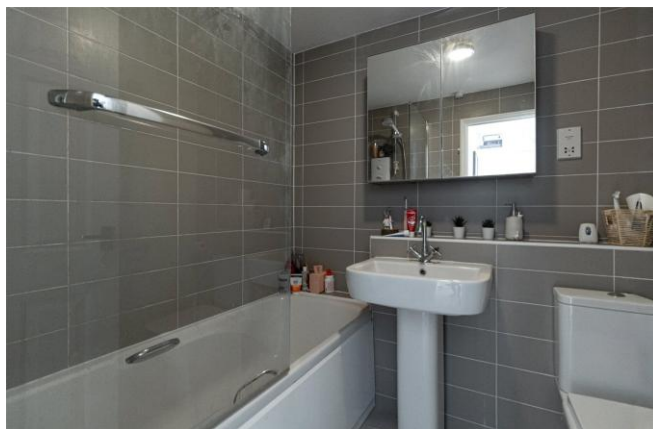
Conveniently located within walking distance of Woolwich Elizabeth Line station, Woolwich DLR, and the Railway station, providing excellent transport links.



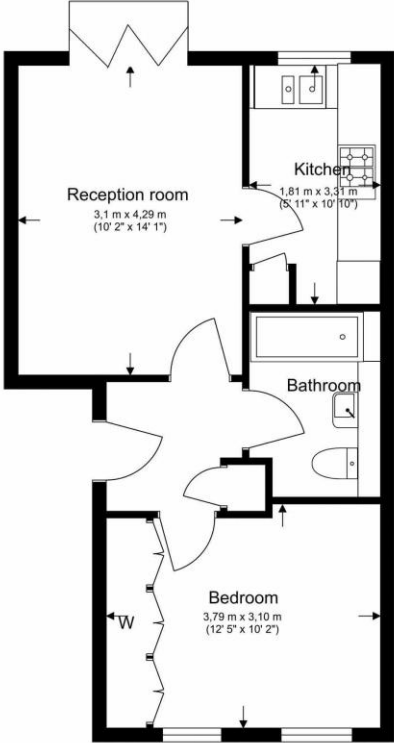


Property Features:

- One Double Bedroom
- Reception Room
- 426 Square Feet (Approx.)
- 1st Floor
- Open-Plan Kitchen
- Juliet Balcony
- River Views
- Woolwich Arsenal DLR Overground Station
- Elizabeth Line



First Floor
 Total Gross Internal Area
 39.5 Sq/m - 426 Sq/ft



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		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£265,000
Tenure:	Leasehold Expires 31/05/2186 Approximately 159 Years Remaining
Ground Rent:	£100.00 (per annum) for the year 2026
Service Charge:	£1,620.00 (per annum) for the year 2026
Anticipated Rent:	£1,500 pcm Approx. 6.8% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260087

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