



Warehouse Court, Major Draper Street, Woolwich, SE18

Asking Price: £320,000

Benham
& Reeves

Warehouse Court, Major Draper Street, London, 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 ground floor and spans approximately 474 square feet. The flat features an open-plan kitchen with streamlined integrated appliances, flowing seamlessly into a living space with wooden floors and exposed brickwork, and is complemented by a large private terrace. There is a double bedroom with built-in wardrobes and a three-piece bathroom suite. Additional benefits include storage space.

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.



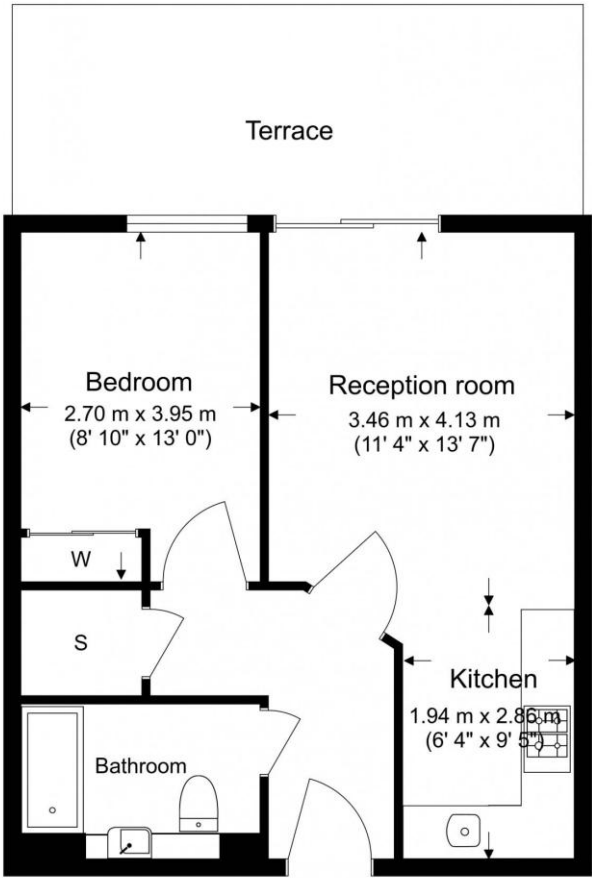


Property Features:

- One Double Bedroom
- Ground Floor
- 474 Square Feet (Approx.)
- Open-Plan Kitchen
- Private Terrace
- Communal Garden
- Residents' Gym and Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line Nearby



Ground Floor
 Total Gross Internal Area
 44 Sq/m - 474 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Asking Price:	£320,000
Tenure:	Leasehold Expires 31/12/2135 Approximately 109 Years Remaining
Ground Rent:	£388.00 (per annum) until July 2026
Service Charge:	£1,985.00 (per annum) until October 2026
Anticipated Rent:	£1,900.00 pcm Approx. 7.1% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260107

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

