



# Thomas York House, Woolwich High Street, Woolwich, SE18

Asking Price: £350,000

Benham  
& Reeves

# Thomas York House, Woolwich High Street, Woolwich, SE18

 1 Bedroom  1 Bathroom  Leasehold

Located within Thomas York House at Callis Yard, this beautifully presented one bedroom apartment is situated on the third floor and spans approximately 603 square feet. The property features a contemporary open-plan kitchen fitted with sleek integrated appliances, including a wine cooler. Flowing seamlessly into a bright and spacious living area with floor-to-ceiling glazing that enhances the sense of space and natural light, and leads to a private west-facing balcony.

The generously sized double bedroom benefits from an abundance of natural light and built-in wardrobes. A stylish three-piece bathroom suite is finished to a high standard and complemented by a heated towel rail. Additional storage space further enhances the home's practicality. And underfloor heating inside of the flat

Residents of Callis Yard enjoy access to an excellent range of amenities, including a private gym, concierge service, secure bicycle storage, and a landscaped rooftop garden offering impressive views across the surrounding area. Ideally positioned within walking distance of the River Thames, the development combines convenience with attractive riverside surroundings.

Everyday amenities are close at hand, including a Marks & Spencer Foodhall and a large Tesco supermarket. The nearby high street offers an excellent selection of well-known retailers, independent boutiques, cafés, and restaurants, while a pharmacy and GP surgery are also easily accessible.

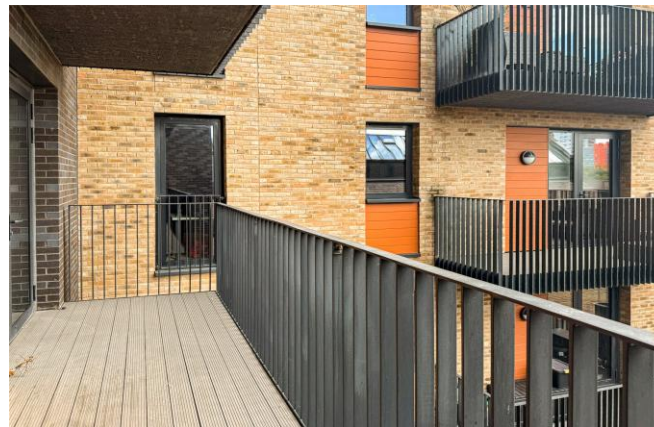
Callis Yard is exceptionally well connected, with Elizabeth Line, DLR, and rail services all within a short walk, providing fast and convenient links across London.





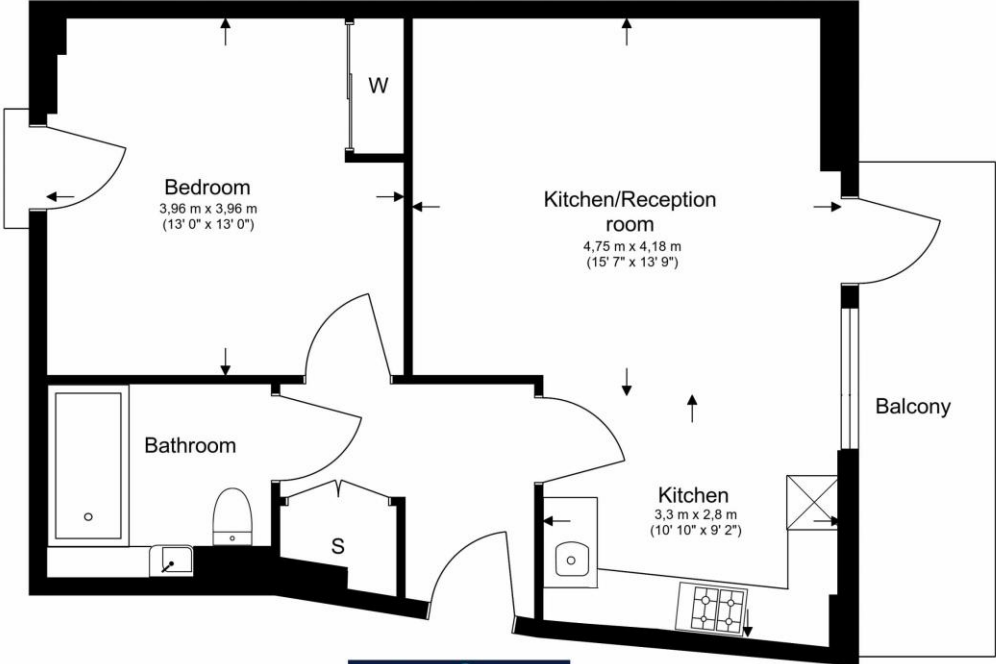
## Property Features:

- One Double Bedroom
- 3rd Floor
- 603 Square Feet (Approx.)
- West-Facing Balcony
- Open-Plan Kitchen
- Underfloor Heating
- Communal Roof-Garden
- Residents' Gym and Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line



## Third Floor

Total Gross Internal Area  
56 Sq/m - 603 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	85 B	85 B
69-80	C		
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:	£350,000
Tenure:	Leasehold Expires 21/12/3017 Approximately 991 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£2,945.18 (per annum) until July 2026
Anticipated Rent:	£1,900.00 pcm Approx. 6.5% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260167

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W: [www.benhams.com](http://www.benhams.com)

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