



# Albert House, Erebus Drive, Woolwich, SE28

Asking Price: £245,000

Benham  
& Reeves

# Albert House, Erebus Drive, Woolwich, SE28

 1 Bedroom     1 Bathroom     Leasehold

\*\*\* Shared Ownership (100%) \*\*\*

Located in Albert House, Erebus Drive is this one bedroom apartment. Situated on the first floor and spanning approximately 624 square feet, this spacious apartment features a living space that seamlessly transitions into a separate kitchen area. Boasting a double bedroom and a three-piece suite bathroom, with additional benefits including a south-west facing balcony, allocated parking and wooden flooring throughout.

Residents of Albert House benefit from a residents' concierge. The building is 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 GP.

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

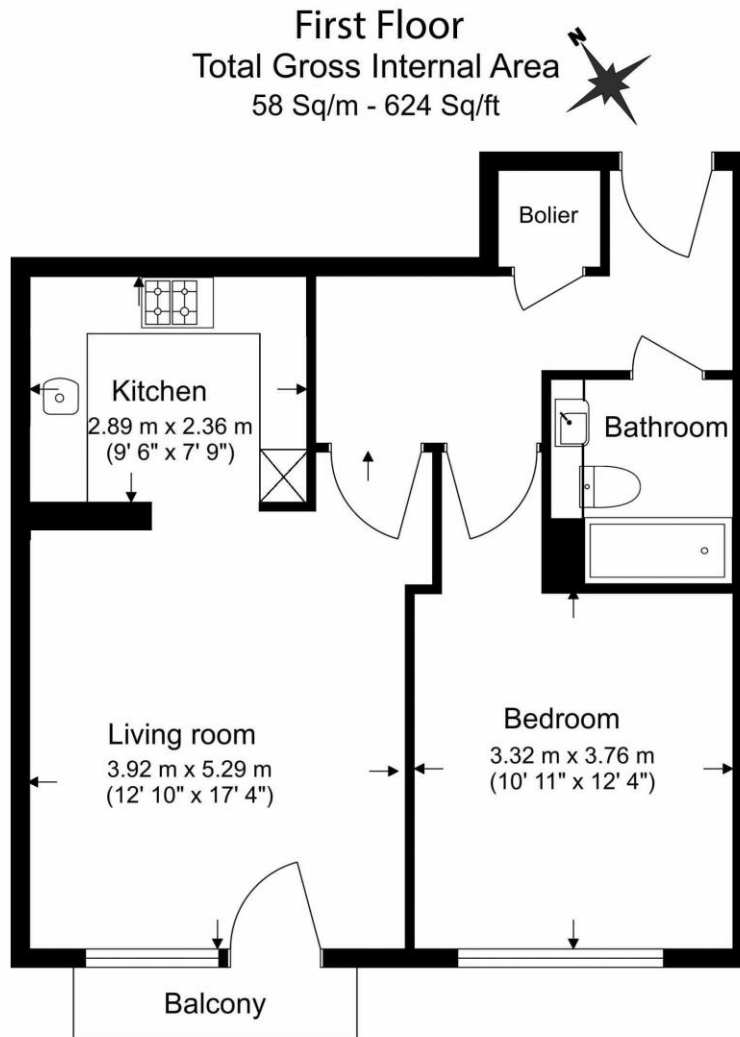




## Property Features:

- Shared Ownership
- One Double Bedroom
- 624 Square Feet (Approx.)
- First Floor
- Private South-West Facing Balcony
- Concierge
- Allocated Parking
- Woolwich Overground and DLR Station
- Elizabeth Line





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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:	£245,000
Tenure:	Leasehold Expires 01/04/2129 Approximately 102 Years Remaining
Ground Rent:	£100.00 (per annum) For the year 2026
Service Charge:	£5,201.64 (per annum) For the year 2026, including water.
Anticipated Rent:	£1,600.00 pcm Approx. 7.8% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250196

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