



## Augustine Court, Brumwell Avenue, Woolwich, SE18

Asking Price: £475,000

 Benham  
& Reeves



# Augustine Court, Brumwell Avenue, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located in Trinity Walk, Woolwich. Situated on the 1st floor and spanning an approximate 812 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances and features a south-east facing balcony. There are two well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room and additional storage.

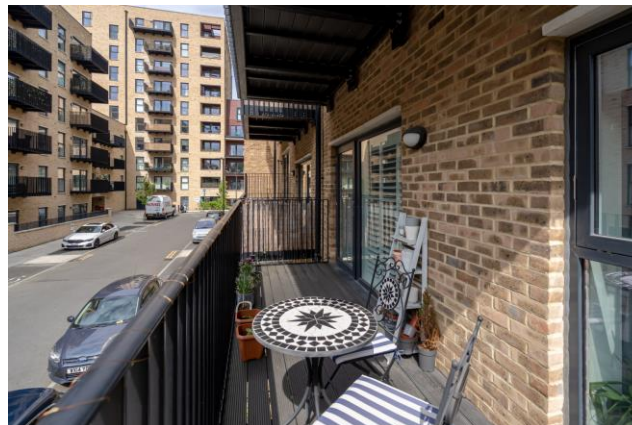
Residents of Trinity Walk are serviced by a host of amenities including residents' concierge as well as being positioned within walking distance from Woolwich DLR and train station. There is large Tesco supermarket a short walk away, a bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP is also close by.



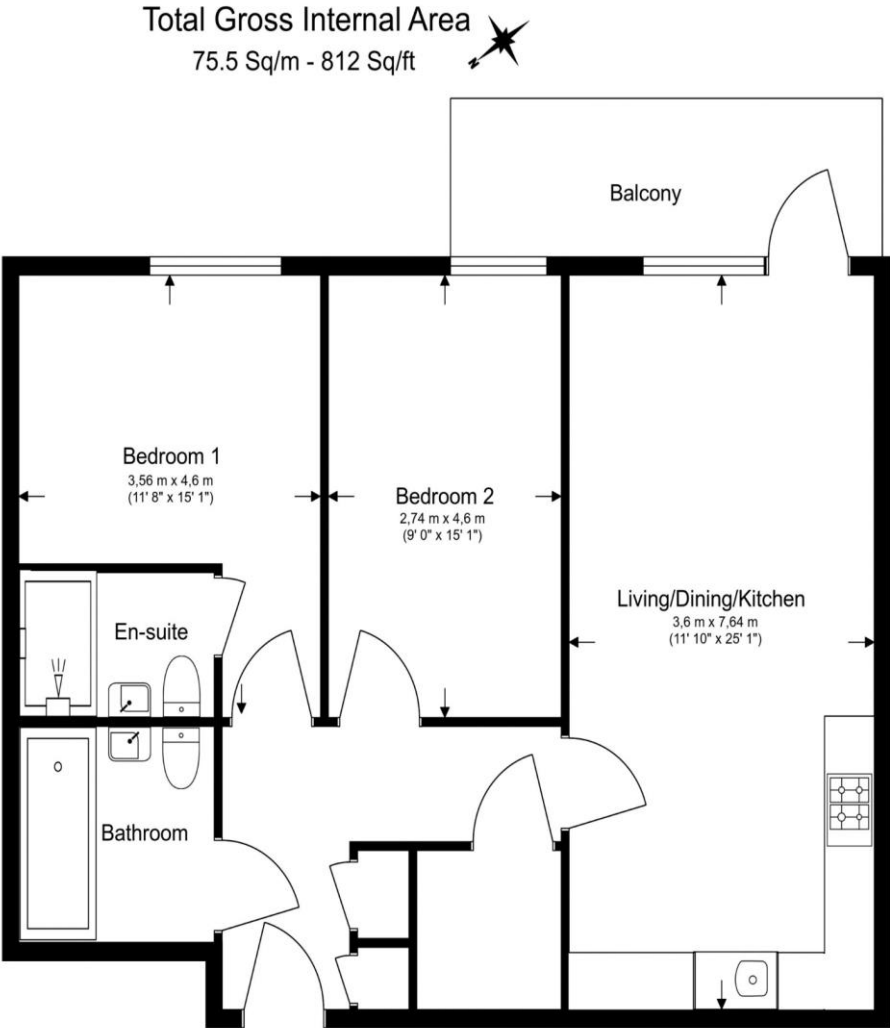


## Property Features:


- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 1st Floor
- 812 Square Feet (Approx.)
- Open Plan Kitchen
- South East Facing Balcony
- Concierge
- Woolwich Overground and DLR Station
- New 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Terms & Conditions:

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

Asking Price:	£475,000
Tenure:	Leasehold Expires 01/01/2144 Approximately 119 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£2,000.00 (per annum) for the year 2024
Anticipated Rent:	£2,200.00 pcm Approx. 5.6% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: CWH240042

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

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

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