



Brook Square, Woolwich, SE18

Price Reduced to: £315,000

 Benham
& Reeves

Brook Square, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A large two bedroom, two bathroom apartment located in Brook Square, Woolwich. Situated on the first floor and spanning an approximate 850 square feet, this modern apartment comprises a separate living room and kitchen. A well proportioned double bedroom, featuring an en-suite shower room, a second double bedroom and a modern 3-piece family bathroom. Additional benefits include a Juliet balcony, wooden flooring in the living room and an allocated parking space. The flat also has additional storage.

This development is set within close proximity to all the shopping amenities of Woolwich offering a range of restaurants, supermarkets and local gyms in the area, as well as being positioned within 5 minutes' bus journey of Woolwich Elizabeth line station, Woolwich DLR and train station. Woolwich town centre and bustling high street with chain and independent shops, health facilities including a pharmacy and GP are also close by. Brook Square is a development off Shooters Hill within easy reach of Blackheath mainline station, Kidbrooke Station and North Greenwich underground station. Great transport links can take you to Blackheath village with its local bars and restaurants.

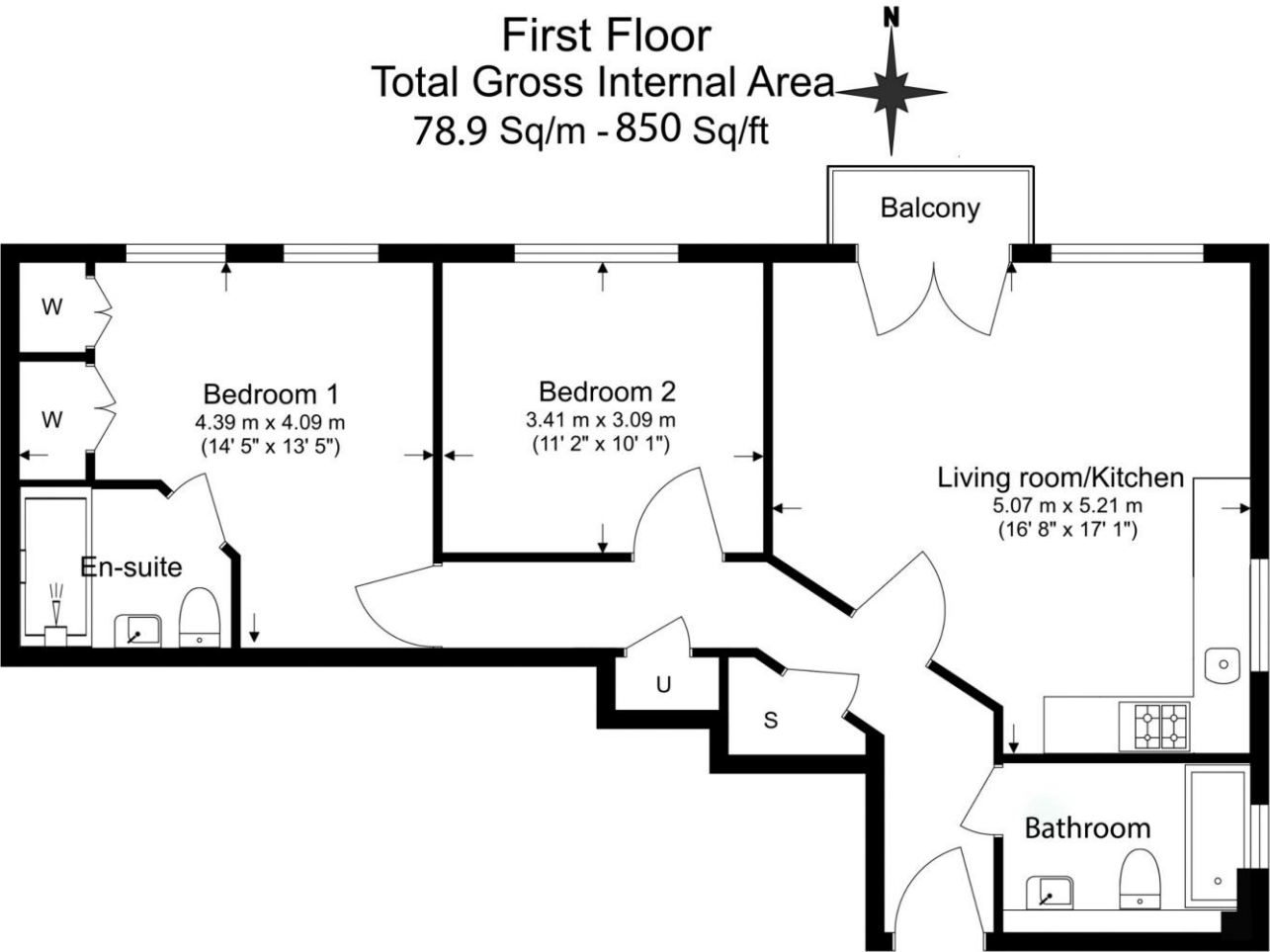




Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- First Floor
- 850 Square Feet (Approx.)
- Juliet Balcony
- Lift
- Allocated Parking Space
- Elizabeth Line Train Station Nearby
- Woolwich overground and DLR





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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.

| | |
|-------------------|--|
| Price Reduced to: | £315,000 |
| Tenure: | Leasehold Expires 31/05/3001 Approximately 975 Years Remaining |
| Ground Rent: | £150.00 (per annum) for the year 2025 |
| Service Charge: | £2,550.00 (per annum) for the year 2025 Water Rates Included |
| Anticipated Rent: | £1,650.00 pcm Approx. 6.3% Yield |

Viewings:

All viewings are by appointment only through our Woolwich Office.

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