



**Major Draper Street, Woolwich, SE18**

Price Reduced to: £475,000

 Benham  
& Reeves



# Major Draper Street, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An excellent two bedroom two bathroom apartment located in Warehouse Court, Royal Arsenal Riverside and situated on the 5th floor and spanning an approximate 710 square feet, with an open-plan kitchen with fully integrated appliances leading to a spacious living area. The main bedroom has an en-suite bathroom, and there is a second double bedroom and a modern shower room. This apartment features contemporary decor with a large private south-east facing balcony overlooking a lovely courtyard with a fountain.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym and concierge, as well as being positioned within walking distance of the River Thames. Marks and Spencer is at the commercial unit below the development, and there is a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, and health facilities, including a pharmacy and GP, is also close by.

The development is well-connected with the Woolwich Arsenal DLR and the Elizabeth line providing excellent transport links across London.

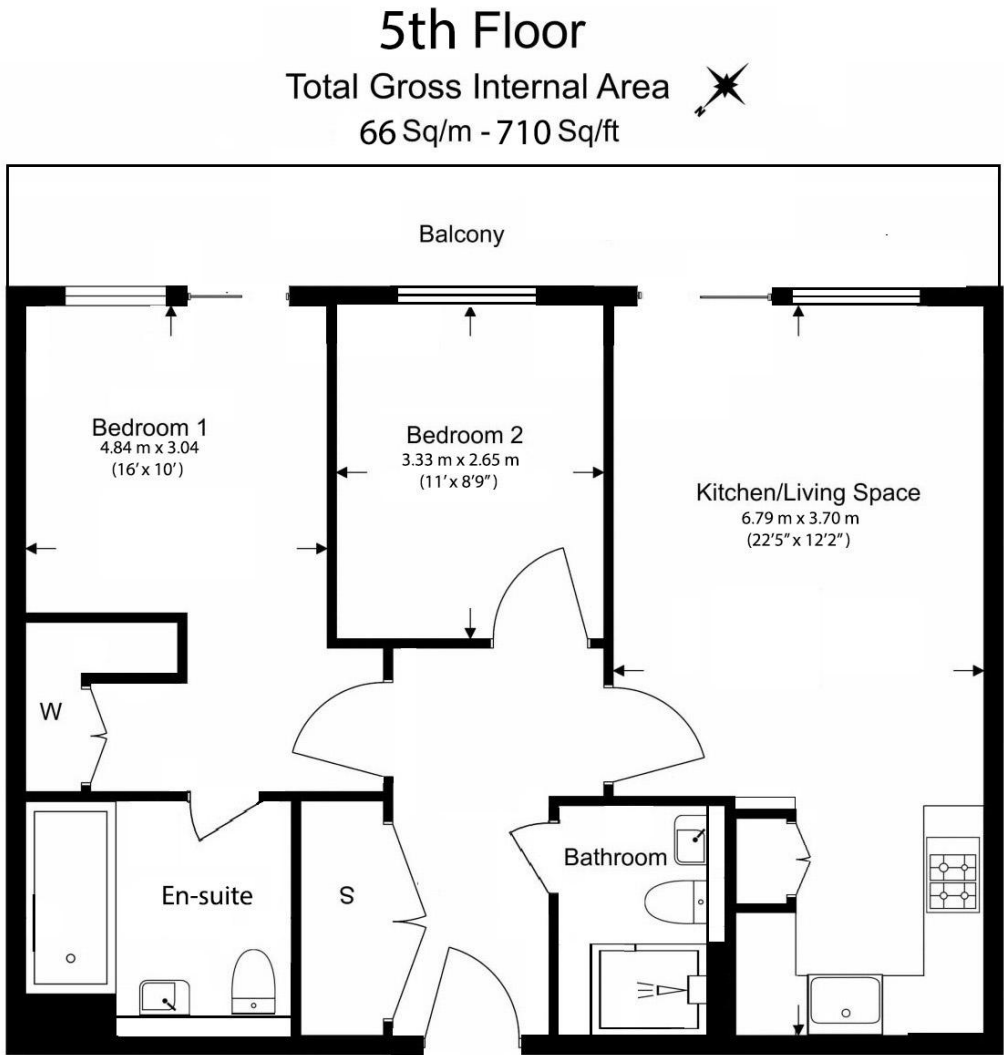




## Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- 5th Floor
- 710 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Communal Garden
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line Nearby





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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.

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Tenure: Leasehold  
Expires 31/12/2135  
Approximately 110 Years Remaining

Ground Rent: £450.00 (per annum)

Service Charge: £2,950.00 (per annum)  
for the year 2025

Anticipated Rent: £2,300.00 pcm  
Approx. 5.8% Yield

## Viewings:

All viewings are by appointment only  
through our Woolwich Office.

Our reference: WOO250070

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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