



Brook Square, Woolwich, SE18

Asking Price: £315,000

Brook Square, Woolwich, SE18

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

Set within the sought-after Brook Square development in Woolwich, this well-presented two bedroom, two bathroom ground-floor apartment offers approximately 785 square feet of thoughtfully designed living space. The property features a generous, open-plan living area that leads to a fully equipped kitchen, ideal for everyday use. The main bedroom features built-in wardrobes and a contemporary en-suite shower room, while the second double bedroom offers ample space and abundant natural light. Another three-piece bathroom has a heated towel rack. Additional features include a Juliet balcony, wooden flooring throughout, extra storage space, and an allocated underground parking space.

Brook Square is a development located just off Shooters Hill, conveniently close to Blackheath Mainline station, Kidbrooke station, and North Greenwich Underground. These excellent transport links provide easy access to Blackheath Village, known for its selection of local bars and restaurants.

The development is within easy reach of Woolwich's shopping amenities, which also offer a wide range of restaurants, supermarkets, and local gyms. In addition, it is only approximately an 8-minute bus ride from Woolwich Elizabeth Line station, as well as Woolwich DLR and Overground train station.



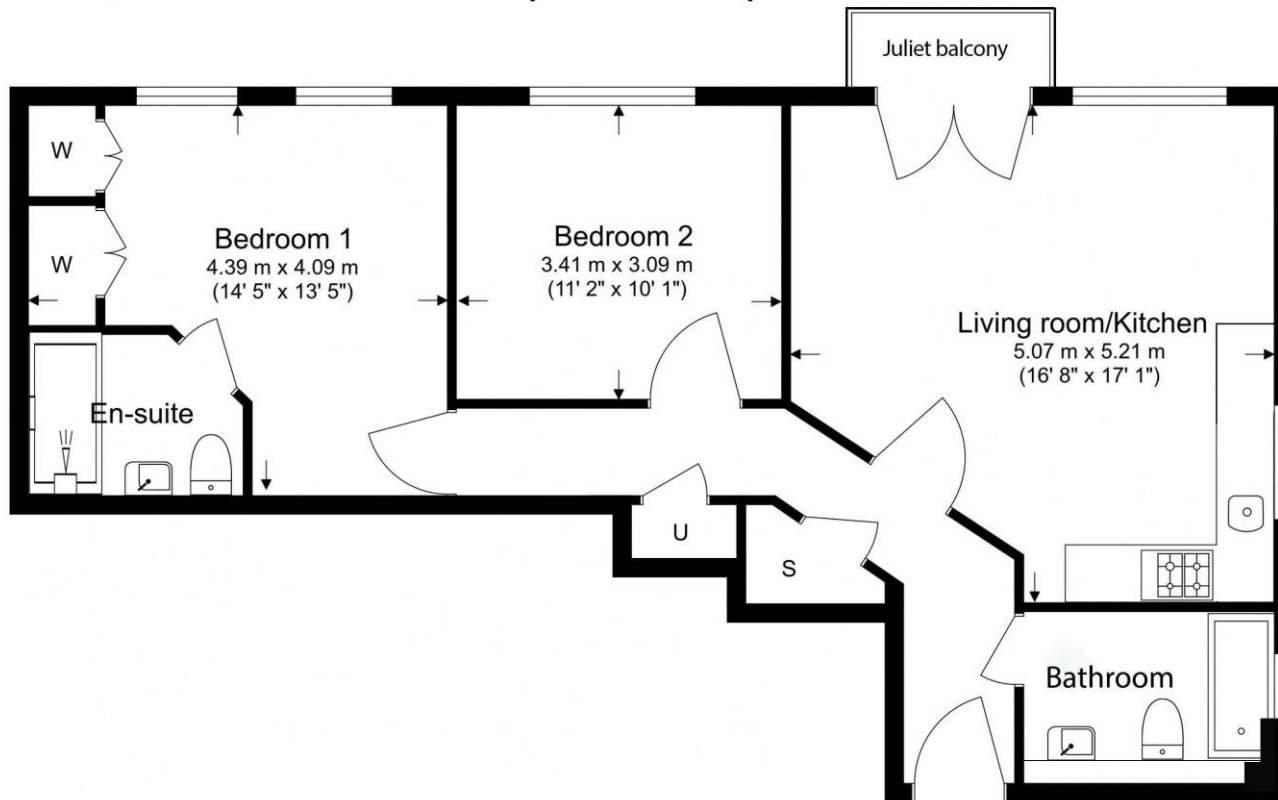


Property Features:

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- 785 Square Feet (Approx.)
- Juliete Balcony
- Allocated Underground Parking
- Woolwich Overground and DLR
- Elizabeth Line



Ground Floor
 Total Gross Internal Area
 73 Sq/m - 785 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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.

Terms & Conditions:

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

Asking Price:	£315,000
Tenure:	Leasehold Expires 31/05/3001 Approximately 975 Years Remaining
Ground Rent:	£150.00 (per annum) For the year 2025
Service Charge:	£2,519.00 (per annum) For the year 2025 Water Rates Included
Anticipated Rent:	£1,400.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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