



Marlborough Road, Woolwich, SE18

Price Reduced to: £499,500

 Benham
& Reeves

Marlborough Road, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located on Marlborough Road, Woolwich, Building 36 is a piece of history that has been converted into this beautifully presented two bedroom, two bathroom apartment. The flat is arranged over the first and second floors and spans approximately 926 square feet. There is a large living area and an open-plan kitchen with streamlined appliances. On the first floor is the main bedroom with a built-in wardrobe and an en-suite shower room. A second double bedroom with ample lighting and another three-piece suite bathroom. Additional benefits include period features, segmental arch window openings, exposed brickwork, extra storage space and an allocated parking space.

A convenience that meets riverside living. A lively high street nearby provides a blend of independent and chain shops, restaurants, and health facilities, including a pharmacy and GP. Within Royal Arsenal, residents enjoy two on-site supermarkets, which are Tesco and M&S, cafés, pubs, a bakery, and a fortnightly farmers' market. Exclusive amenities include a residents' gym and 24-hour concierge and security, with the River Thames just a short walk away.

The development is well-connected to the Woolwich Arsenal DLR and the Elizabeth line, offering excellent transport links throughout London.



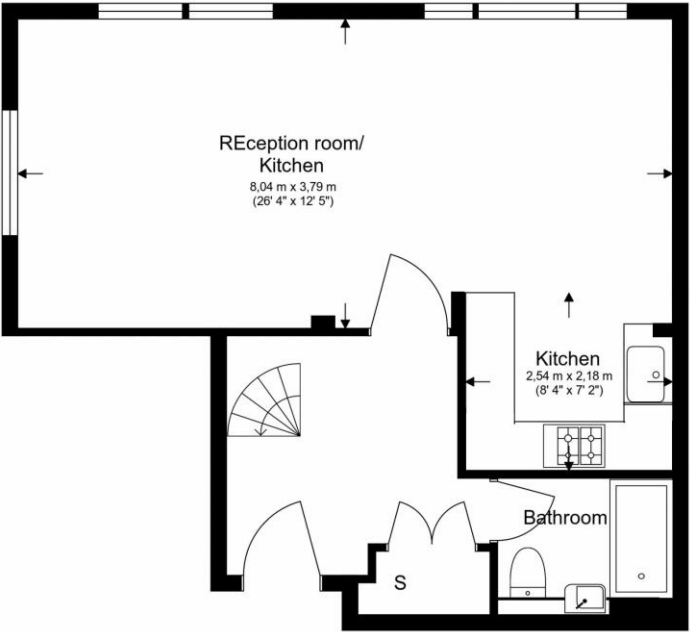


Property Features:

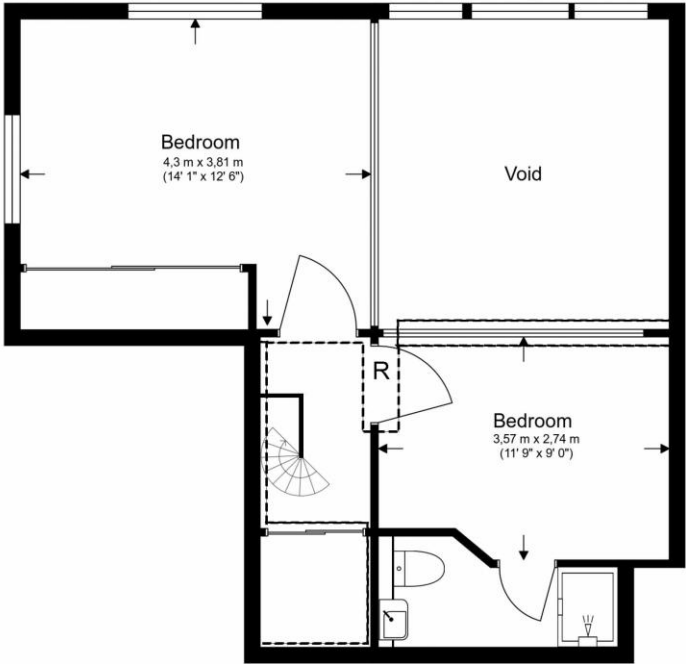
- Two Bedrooms
- Two Bathrooms
- First Floor
- 926 Square Feet (Approx.)
- Open-Plan Kitchen
- Allocated Parking Space
- Residents' Gym and 24 Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line



Total Gross Internal Area
86.07 Sq/m - 926 Sq/ft



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	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.

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Tenure: Leasehold
Expires 22/01/3000
Approximately 973 Years Remaining

Ground Rent: £200.00 (per annum)
until May 2026

Service Charge: £3,000.00 (per annum)
until May 2026

Anticipated Rent: £2,200.00 pcm
Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260051

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