



Sark Tower, Erebus Drive, Woolwich, SE28

Asking Price: £485,000

 Benham
& Reeves

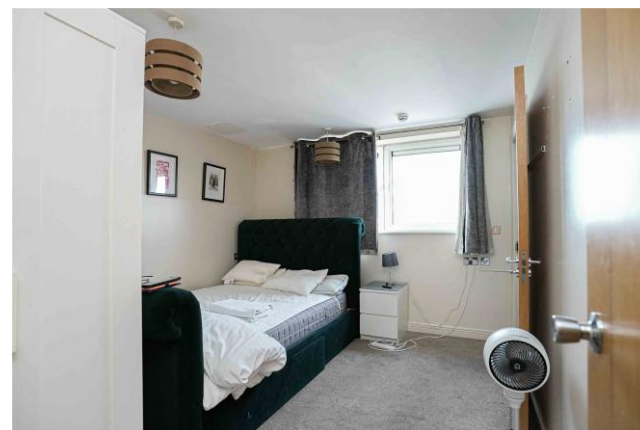
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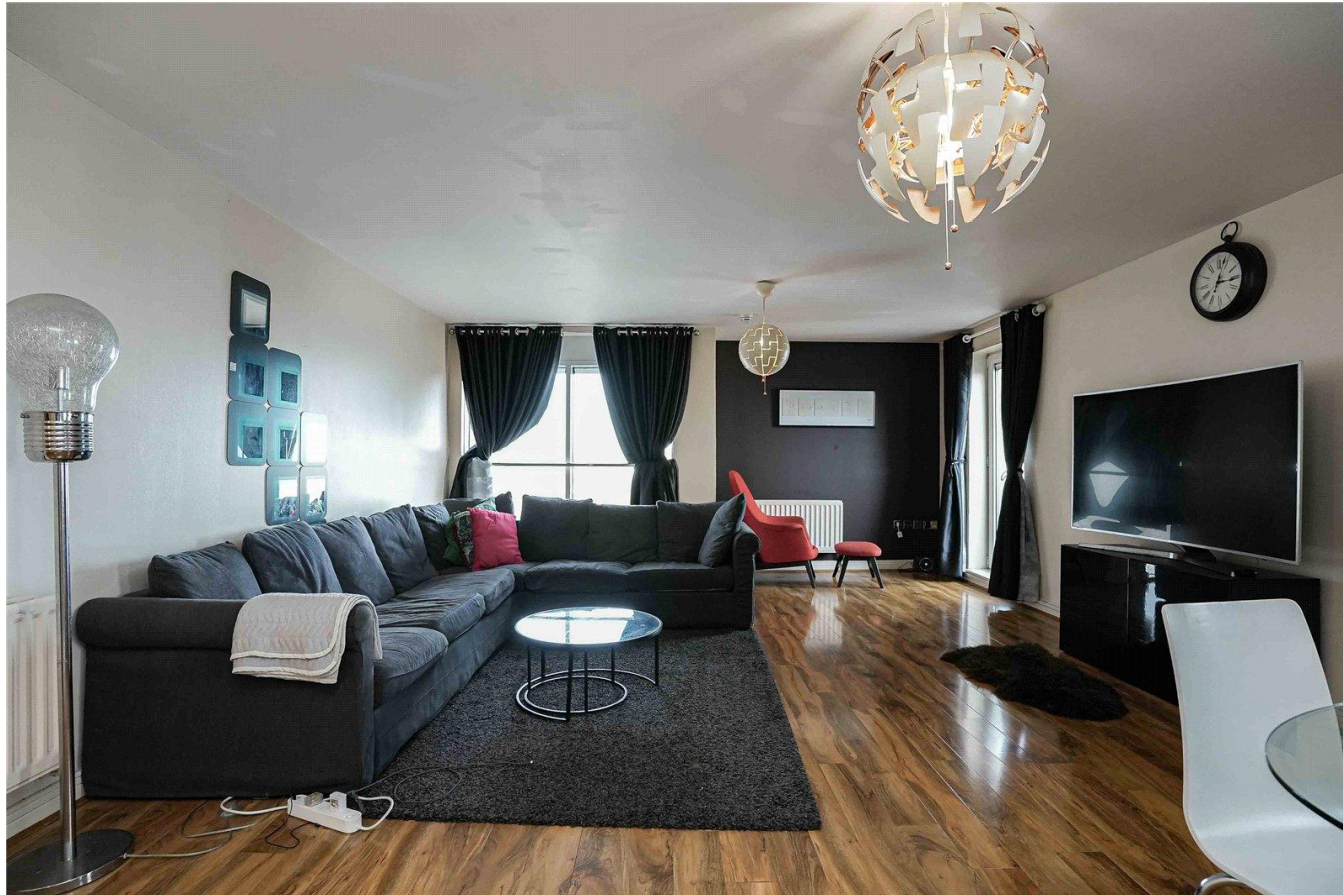
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located in Sark Tower, Erebus Drive. Situated on the ninth floor and spanning approximately 804 square feet, this fabulous apartment comprises a separate living room that leads to the kitchen, which features fully integrated appliances. The main bedroom features an en-suite bathroom, and the property also includes a second double bedroom and a modern shower room. Additional benefits include gas central heating, double-glazing, on-site concierge facilities, underground secure parking, and a private terrace with beautiful panoramic views over the River Thames.

Residents of Sark Tower are serviced by a host of amenities, including a residents' concierge. They are positioned within walking distance of Woolwich town centre and its bustling high street, which features a mix of chain and independent shops, restaurants, and health facilities, including a pharmacy and a GP surgery, all of which are also conveniently close by.

Transport Links include both Woolwich Elizabeth line and Woolwich DLR stations.



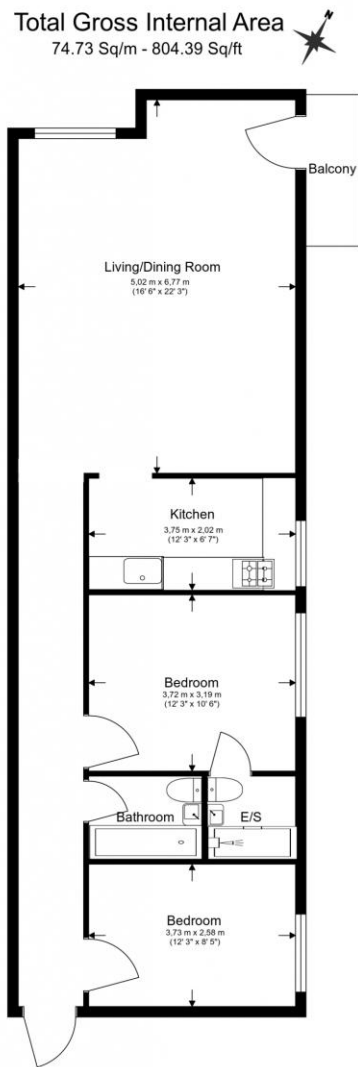


Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- 9th Floor
- 804 Square Feet (Approx.)
- Separate Kitchen
- Balcony With Direct River View
- Secure Underground Allocated Parking
- 24-Hour Concierge
- Elizabeth Line Train Station
- Nearby Woolwich Overground and DLR Station



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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	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.

Asking Price:	£485,000
Tenure:	Leasehold Expires 27/09/3001 Approximately 976 Years Remaining
Ground Rent:	£280.00 (per annum) for the year 2025
Service Charge:	£4,800.00 (per annum) for the year 2025
Anticipated Rent:	£2,100.00 pcm Approx. 5.2 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250119

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