



# Pettacre Close, Woolwich, SE28

Asking Price: £345,000

Benham  
& Reeves

# Pettacre Close, Woolwich, SE28

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

This elegantly designed two bedroom, two bathroom apartment is located in Pettacre Close, Plumstead. Situated on the first floor and spanning approximately 714 square feet. The flat features a spacious living area with a Juliet balcony and a separate modern kitchen with integrated appliances. The main bedroom has built-in wardrobes and a sleek en-suite shower room. There is a second double bedroom with built-in wardrobes and an additional bathroom with floor-to-ceiling tiling and fitted heated racks. Additional benefits include extra storage space and an allocated parking space.

The building is close to Woolwich town centre, with its vibrant high street offering a mix of chain and independent shops, restaurants, and essential health services, including a pharmacy and GP.

Within a short distance are the Woolwich Elizabeth line station, the Woolwich DLR, and the Overground station, providing excellent transport links.





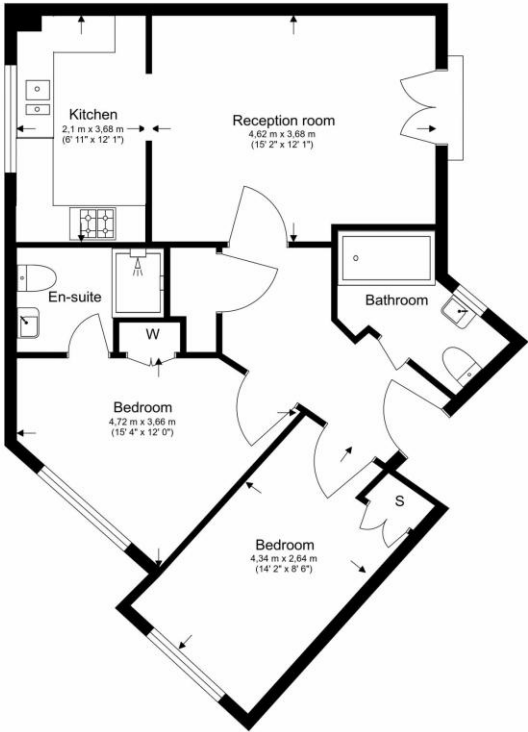
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 1st Floor
- 714 Square Feet (Approx.)
- Juliete Balcony
- Allocated Parking Space
- Plumstead Station, Woolwich DLR Overground
- Elizabeth Line nearby



## First Floor

Total Gross Internal Area  
66.33 Sq/m - 714 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£345,000
Tenure:	Leasehold Expires 30/05/2130 Approximately 104 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2026
Service Charge:	£1,887.00 (per annum) for the year 2026
Anticipated Rent:	£1,900.00 pcm Approx. 6.6% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260005

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