



Cadogan Road, Woolwich, SE18

Asking Price: £775,000

Benham
& Reeves

Cadogan Road, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on historic Cadogan Road within the highly sought-after Royal Arsenal Riverside development and spanning approximately 1287 square feet. This beautifully presented townhouse offers an exceptional blend of character, space, and modern family living across three thoughtfully designed floors. The spacious entrance hall sets the tone for the accommodation throughout.

The ground floor features a generously sized contemporary kitchen, a convenient guest WC, and a bright and spacious living room, flooded with natural light, that opens onto a private south-facing garden. The first floor boasts an impressive family dining room alongside a well-proportioned double bedroom offering flexible accommodation for family members or guests, and a stylish three-piece family bathroom.

The principal bedroom is on the second floor, complete with built-in wardrobes and a private ensuite shower room. Across the landing is a room currently used as a study/workshop which could equally serve as a bedroom. There is ample storage throughout, and well-balanced living spaces designed to meet the needs of family life.

Combining contemporary comfort with a prime riverside location rich in history, this exceptional home presents a rare opportunity to acquire a spacious and versatile property in one of South-East London's most desirable developments. Residents are served by a host of amenities, including a residents' gym, 24-hour concierge and security.

A bustling high street with chain and independent shops, restaurants, and health facilities, including a pharmacy and a GP, is also close by. There are two on-site supermarkets as well as a variety of pubs, cafes, a bakery, and a fortnightly farmers' market in the Royal Arsenal development. The development is well connected to Woolwich Arsenal DLR and the Elizabeth line, offering excellent transport links throughout London.

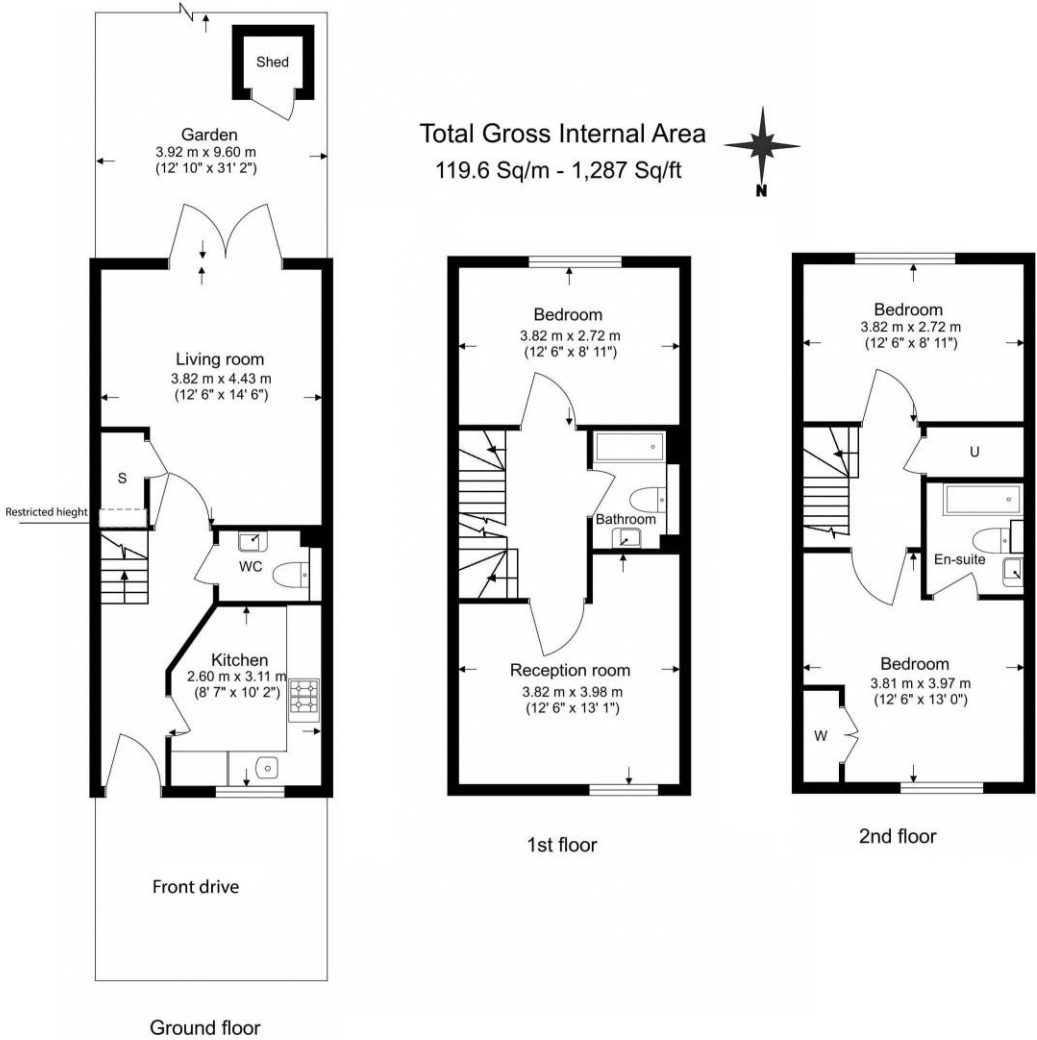




Property Features:

- Three-Storey Townhouse
- Three Bedrooms
- Two Bathrooms
- 1287 Square Feet (Approx.)
- Reception Room
- Separate WC
- Separate Kitchen
- Family Dining Area
- Private South-Facing Garden
- Driveway
- Residents' Gym and 24 Hour Concierge
- Woolwich National Rail and DLR Station
- Elizabeth Line Station





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 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:	£775,000
Tenure:	Leasehold Expires 21/01/3000 Approximately 973 Years Remaining
Ground Rent:	£0.00 (per annum) Peppercorn
Service Charge:	£1,637.34 (per annum) until October 2026
Anticipated Rent:	£2,600.00 pcm Approx. 4.0% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260184

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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