



Warehouse Court, Woolwich, SE18

Asking Price: £290,000

Benham
& Reeves

Warehouse Court, Woolwich, SE18

 Studio

 1 Bathroom

 Leasehold

A bright studio apartment located in Warehouse Court, Royal Arsenal Riverside. Situated on the ground floor and spanning approximately 358 square feet, this spacious studio features an open-plan kitchen area with integrated appliances, a three-suite bathroom, and a living and sleeping area. The studio features contemporary decor and has a large private terrace that overlooks the building's central courtyard gardens. Additionally, it includes non-reflective frosted glass for terrace privacy.

Residents of Royal Arsenal Riverside are served by a range of amenities, including a residents' gym and concierge, and are positioned within walking distance of the River Thames. Marks and Spencer and a large Tesco supermarket are a short walk away. A bustling high street with chain and independent shops, restaurants, and health facilities, including a pharmacy and a GP, is also close by.

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





Property Features:

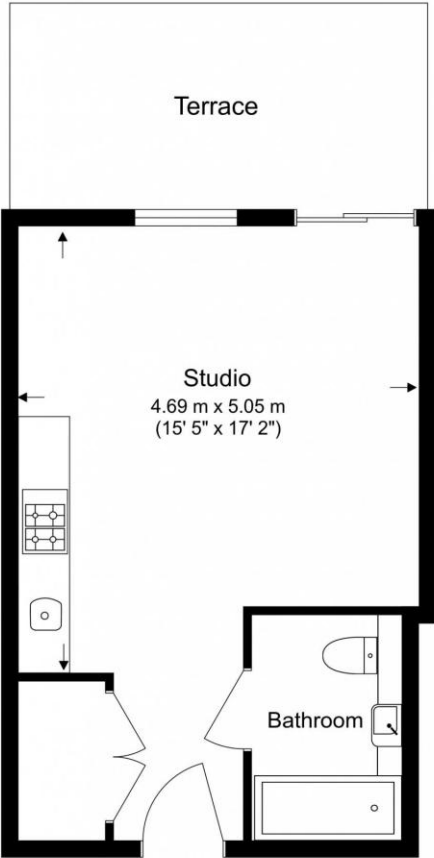
- Chain Free
- Studio
- Ground Floor
- 358 Square Feet (Approx.)
- Open-Plan Kitchen
- Patio
- Communal Garden
- Residents' Gym
- 24-Hour Concierge
- On-site Elizabeth Line Station
- Woolwich Overground and DLR Station



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Total Gross Internal Area
33 Sq/m - 358 Sq/ft



Ground Floor



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		
69-80	C	80 C	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:	£290,000
Tenure:	Leasehold Expires 31/12/2135 Approximately 110 Years Remaining
Ground Rent:	£323.00 (per annum) for the year 2025
Service Charge:	£1,340.00 (per annum) for the year 2025
Anticipated Rent:	£1,600.00 pcm Approx. 6.6% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250135

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