

Building 45, Hopton Road, Woolwich, SE18

Price Reduced to: £550,000

Benham & Reeves

Building 45, Hopton Road, Woolwich, SE18

2 Bedroom (s) 2 Bathroom (s) Leasehold

This exceptional two bedroom duplex apartment offers a rare opportunity to embrace sophisticated waterfront living in one of London's most vibrant historical districts. Spanning approximately 980 square feet, situated on the first floor and spread across two floors, this recently refurbished residence feels more like a home than a conventional apartment with a thoughtful double-storey layout creates an immediate sense of space, individuality, and effortless separation between social and private areas, all beautifully framed by solid wood flooring and premium contemporary finishes.
The journey begins on the first level, featuring a generous, light-filled living room with stunning River Thames views and direct access to a private river-facing balcony.

This floor also includes a well-proportioned double bedroom and a modern bathroom with a spacious shower.

Ascending to the upper level, you'll find the standout bespoke kitchen and dining space, flooded with natural light and elevated river views. Recently updated with contemporary cabinetry, quartz worktops and premium integrated appliances, this level also features the main double bedroom with a private en-suite bathroom. The property further benefits from additional storage space and allocated parking space.

Beyond the front door, the iconic Thames Path offers over 20km of scenic riverside walks. The Elizabeth Line is just a five-minute stroll away, providing direct connections to Canary Wharf in 11 minutes and Bond Street in 25 minutes. Excellent transport links include the Uber Boat pier, Woolwich Arsenal DLR and National Rail.







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Property Features:

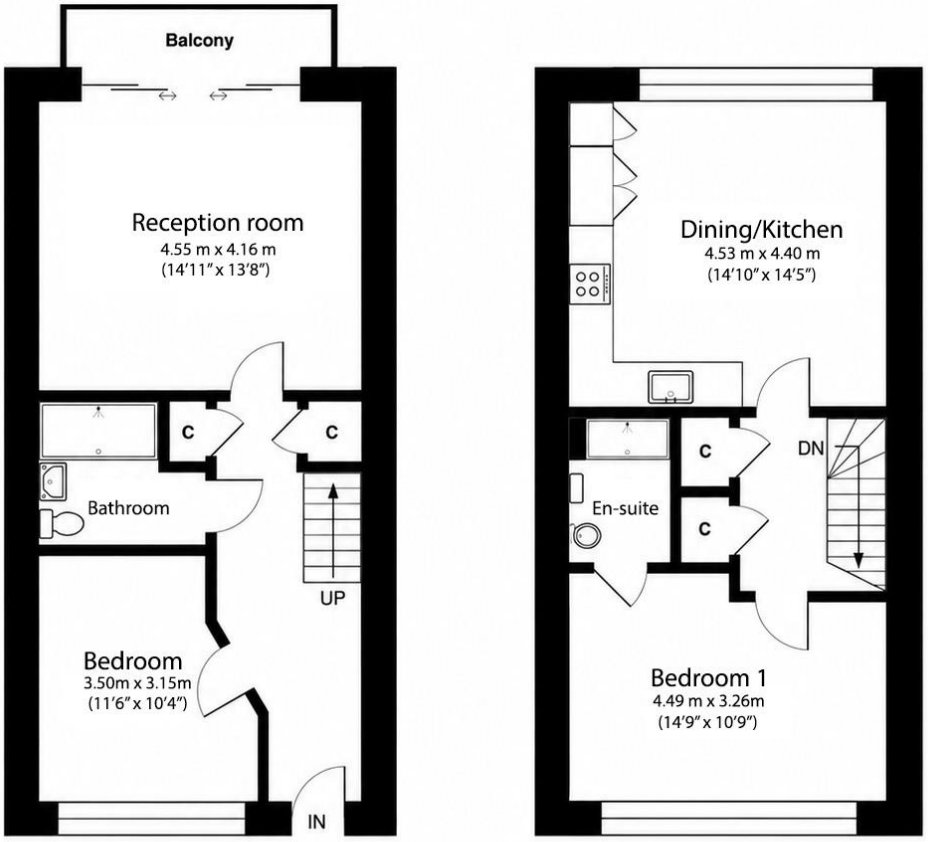
- Two Bedrooms
- Two Bathrooms
- 980 Square Feet (Approx.)
- Duplex
- First and Second Floor
- Balcony
- Allocated parking space
- 24 Hours Concierge Service
- Perfect for FTB or Investors
- Nearby Elizabeth Line
- DLR and National Rail
- Uber Boat Thames Clipper

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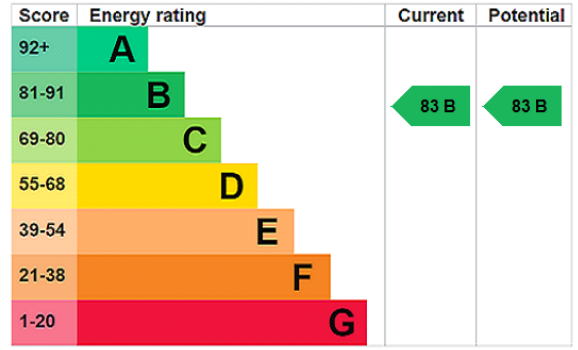
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Total Gross Internal Area

91.1 Sq/m - 980 Sq/ft



First floor | Second floor



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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.

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Terms & Conditions:

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

Price Reduced to:	£550,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 973 Years Remaining
Ground Rent:	£400.00 (per annum) until March 2027
Service Charge:	£4,800.00 (per annum) until March 2027
Anticipated Rent:	£2,500.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260008

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