

Marlborough Road, Woolwich, SE18

Asking Price: £485,000

Benham & Reeves

Marlborough Road, Woolwich, SE18

2 Bedroom (s) 2 Bathroom (s) Leasehold

Set within the historic and highly sought-after Building 36 on Marlborough Road, Woolwich. This two bedroom, two bathroom apartment effortlessly combines character, space, and contemporary living. Arranged over the first and mezzanine floors, and spanning approximately 1,082 square feet, this apartment showcases an impressive blend of period charm and modern design. Featuring a spacious open-plan living and dining area and a sleek fitted kitchen with streamlined integrated appliances. The principal bedroom benefits from an en-suite shower room, while the second, generously sized double bedroom is filled with natural light. Additional benefits include extra storage space, and an allocated parking space, and a three-piece suit on the first floor.

Nearby is a lively high street with a blend of shops, restaurants, and health facilities, including a pharmacy and a GP. Within Royal Arsenal, residents enjoy two on-site supermarkets (Tesco and M&S), cafés, pubs, a bakery, and a fortnightly farmers' market. Exclusive amenities include a residents' gym and concierge, and security, with the River Thames just a short walk away.

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

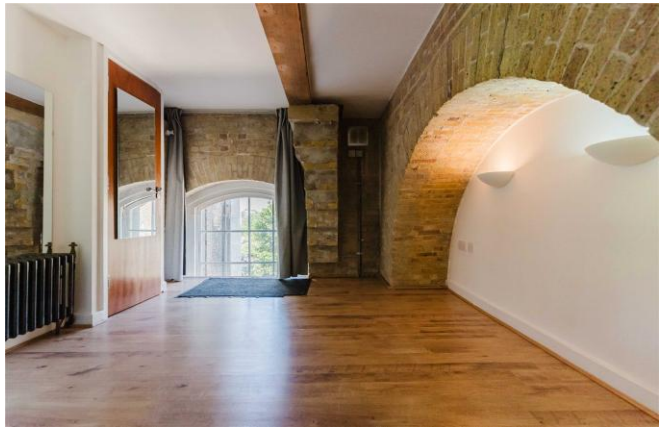






Marlborough Road, Woolwich, SE18



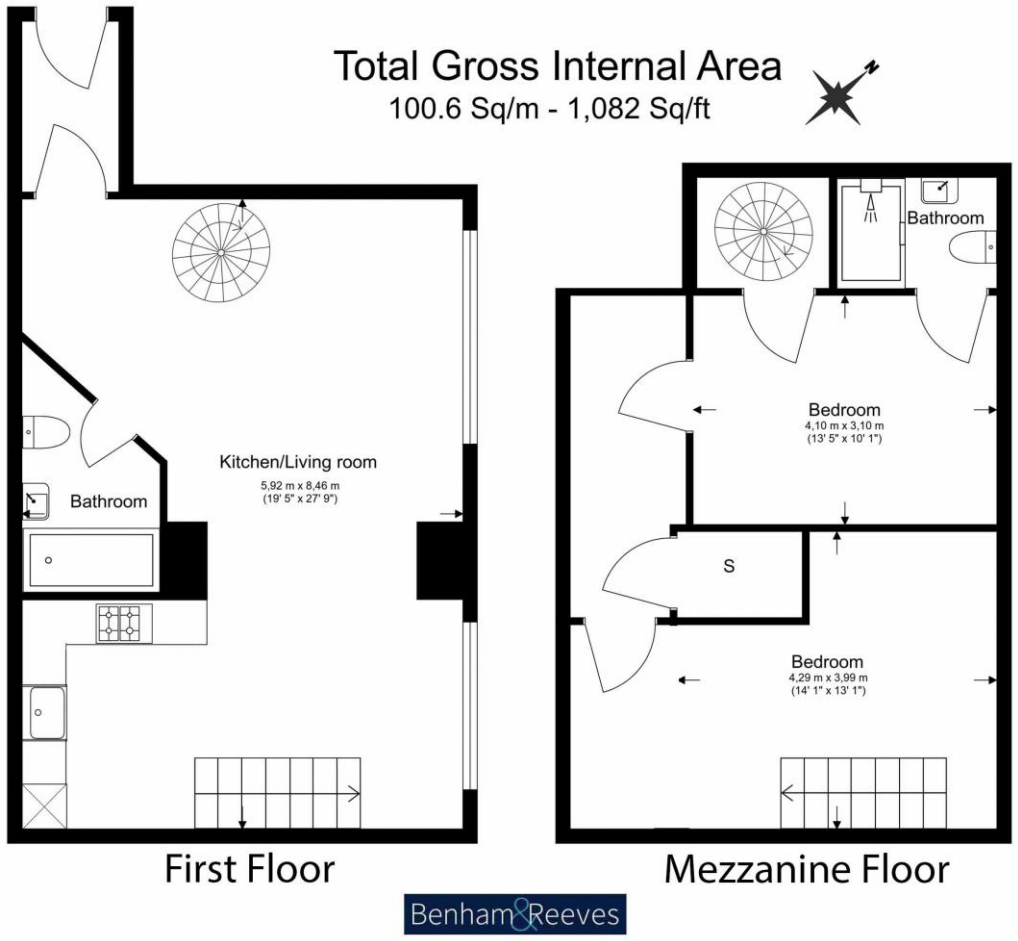




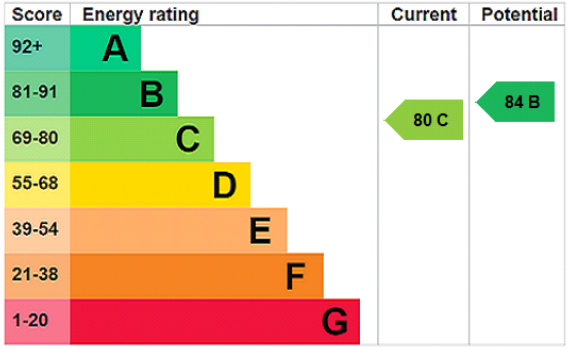
Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 1,082 Square Feet (Approx.)
- Open-Plan Kitchen
- Allocated Parking Space
- Residents' Gym and 24 Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line

Marlborough Road, Woolwich, SE18



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.



Marlborough Road, Woolwich, SE18

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 22/01/3000 Approximately 973 Years Remaining
Ground Rent:	£400.00 (per annum)
Service Charge:	£3,596.50 (per annum) Until September 2026
Anticipated Rent:	£2,400.00 pcm Approx. 5.9% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260100

T: 020 8051 0700
E: woolwich.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR