

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 en-suite 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.







Cadogan Road, Woolwich, SE18





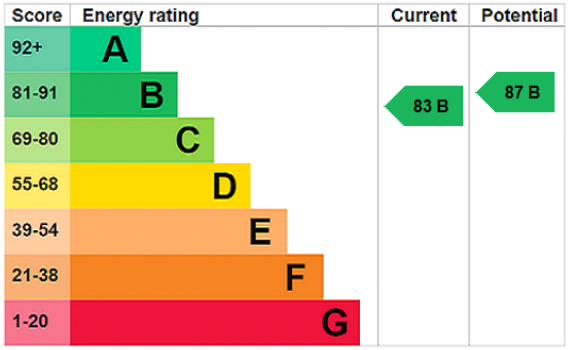


Property Features:

- 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

Cadogan Road, Woolwich, SE18





Benham&Reeves

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.

Cadogan Road, Woolwich, SE18

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:	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

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