



**Warehouse Court, Major Draper Street, Woolwich,**  
Asking Price: £340,000

 Benham  
& Reeves

# Warehouse Court, Major Draper Street, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautiful one bedroom apartment located in Warehouse Court, Royal Arsenal Riverside. Situated on the ground floor and spanning approximately 472 square feet, with an open-plan kitchen with fully integrated appliances leading to a spacious living area, and a modern bathroom. The flat features contemporary decor with a large private south-west facing terrace overlooking a lovely courtyard with a fountain. Additionally, it includes non-reflective frosted glass for terrace privacy.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym and concierge, as well as being positioned within walking distance of the River Thames. Marks and Spencer is at the commercial unit below the development and there is large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants and health facilities, including a pharmacy and GP is also close by.

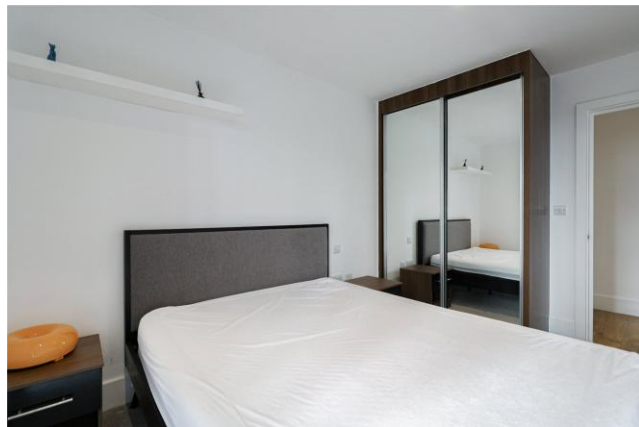
The development is well-connected with the Woolwich Arsenal DLR and the Elizabeth line providing excellent transport links across London.



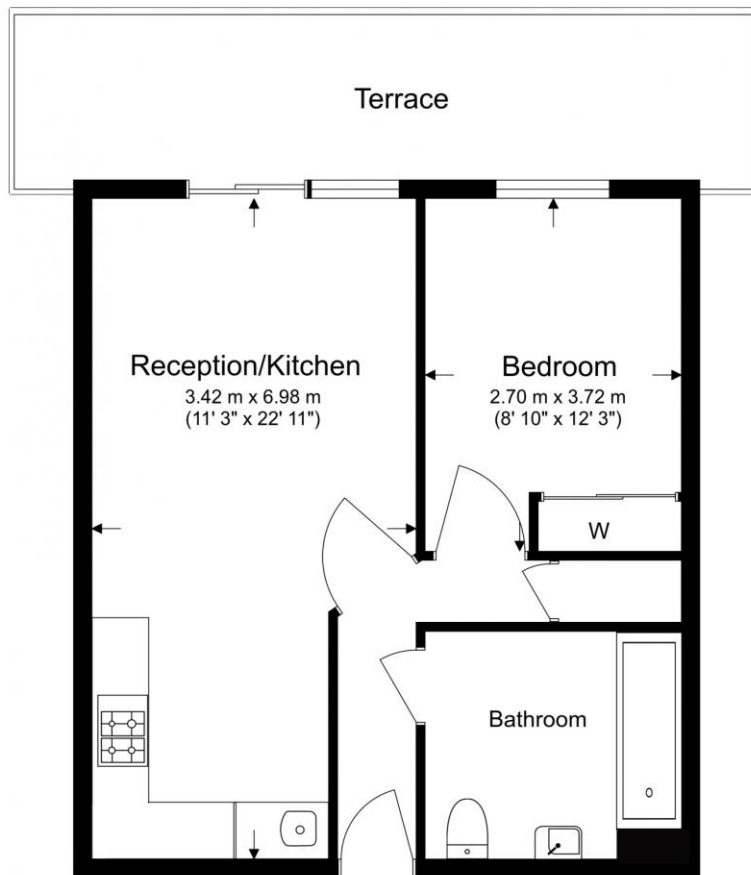


## Property Features:

- Chain Free
- Double Bedroom
- Ground Floor
- 472 Square Feet (Approx.)
- Open-Plan Kitchen
- Terrace
- Communal Garden
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station



Ground Floor  
 Total Gross Internal Area  
 43.8 Sq/m - 472 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£340,000
Tenure:	Leasehold Expires 31/12/2135 Approximately 110 Years Remaining
Ground Rent:	£388.00 (per annum) for the year 2025
Service Charge:	£1,922.56 (per annum) for the year 2025
Anticipated Rent:	£1,850.00 pcm Approx. 6.5% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: HAM250037

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