



**Mallard Path, Woolwich, SE28**

Asking Price: £325,000

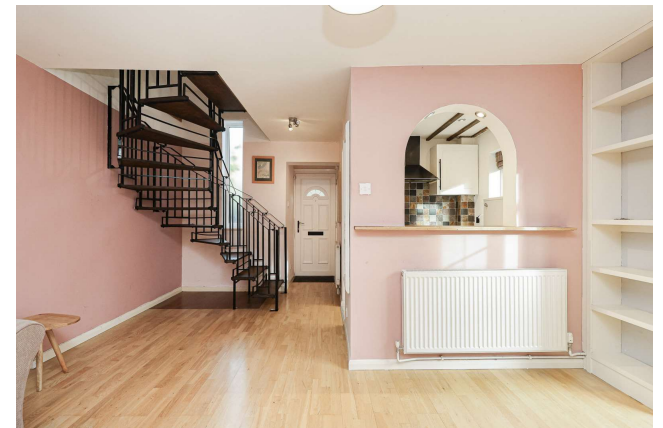
 Benham  
& Reeves

# Mallard Path, Woolwich, SE28

 1 Bedroom (s)  1 Bathroom (s)  Freehold

Discover this unique one bedroom end-of-terrace house in Woolwich, offering a peaceful retreat with a warm, inviting ambiance. The open-plan reception area features large floor-to-ceiling windows that open to a private west-facing garden, creating a bright, airy space perfect for relaxation and socializing. The refurbished kitchen is fully equipped with integrated appliances, and the spacious bedroom includes a fitted wardrobe, ready for you to settle in comfortably.

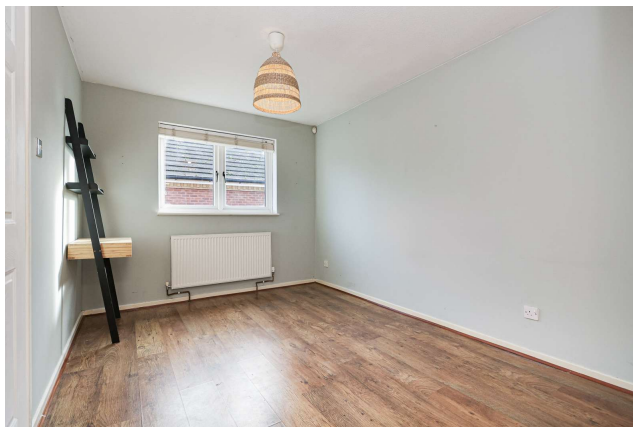
Ideally located within a 10 minute walk of both Woolwich and Plumstead stations, this charming home provides excellent connectivity to Central London and beyond.



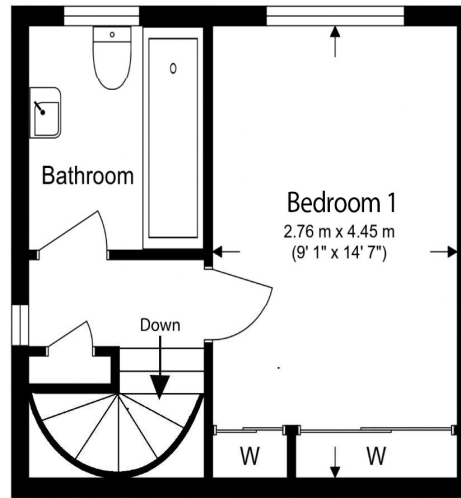
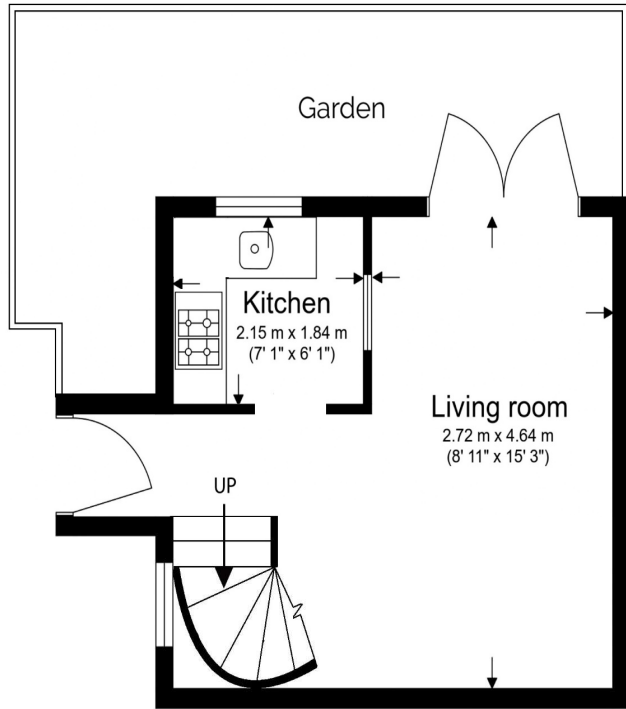


## Property Features:

- Chain Free
- One Bedroom
- Bathroom
- Ground and First Floor
- 492 Square Feet (Approx.)
- Parking Space
- Separate Kitchen
- Nearby Crossrail Station, Woolwich Overground and DLR Station



Total Gross Internal Area  
45.7 Sq/m - 492 Sq/ft



Ground floor

First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.

## Terms & Conditions:

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

Asking Price: £325,000

Tenure: Freehold

Anticipated Rent: £1,600.00 pcm  
Approx. 5.9 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240143

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W: [www.benhams.com](http://www.benhams.com)

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