



Tideslea Tower, Erebus Drive, Royal Arsenal, SE28

Asking Price: £375,000

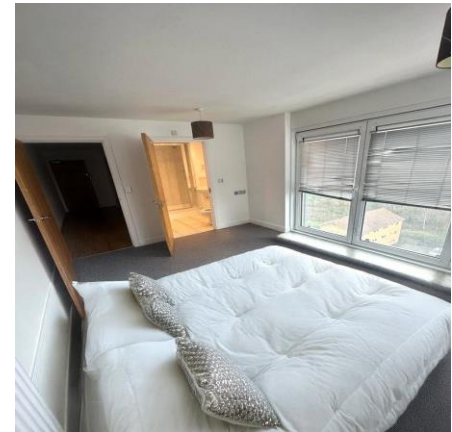


Tideslea Tower, Erebus Drive, Royal Arsenal, SE28

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well maintained two bedroom, two bathroom apartment located in Tideslea Tower, Woolwich. Situated on the 7th floor and spanning an approximate 829 square feet, this fabulous apartment comprises a separate living room and kitchen. There are two well proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include a private balcony with uninterrupted river views, wooden flooring in the living room and additional storage.

Residents of Tideslea Tower are serviced by a host of amenities including residents' concierge as well as being positioned within walking distance from Woolwich Elizabeth line station, Woolwich DLR and train station. Woolwich town centre and bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP is also close by.



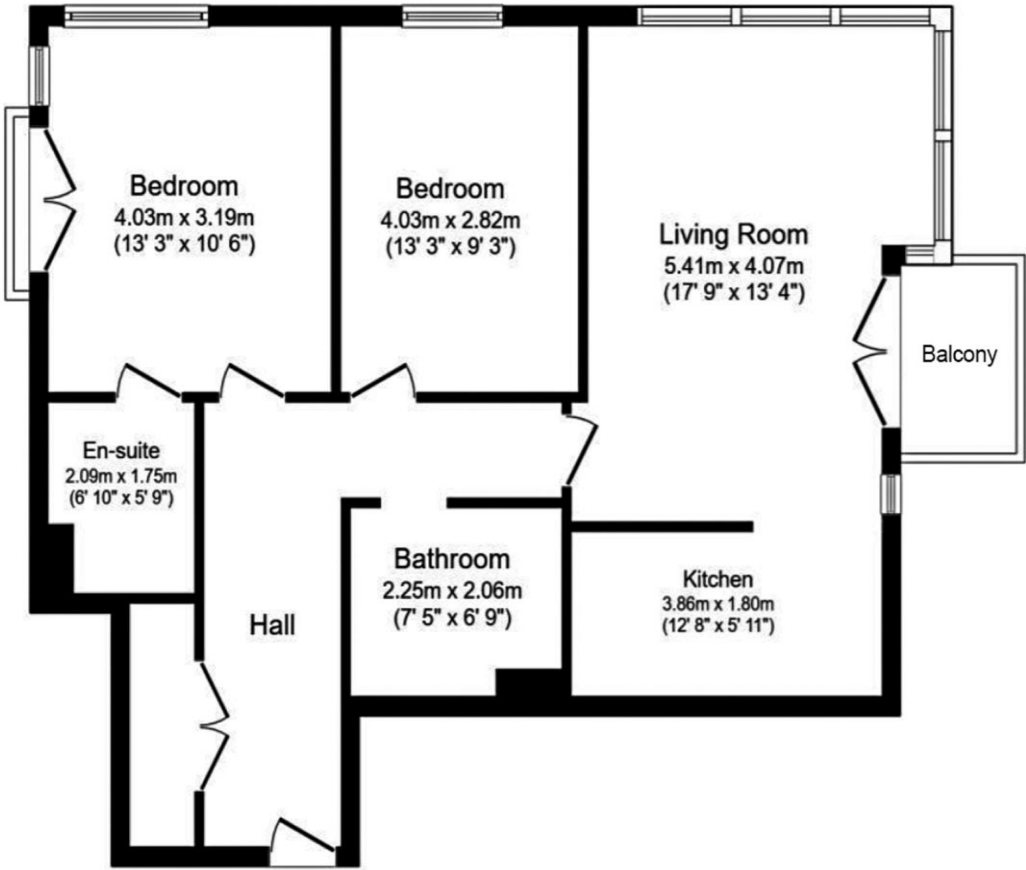


Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 7th Floor
- 829 Square Feet (Approx.)
- Separate Kitchen
- Direct River View from Balcony
- 24-Hour Concierge
- Elizabeth Line Train Station
- Nearby Woolwich Overground and DLR Station



Total Gross Internal Area
77.0 Sq/m - 829 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£375,000
Tenure:	Leasehold Expires 27/09/3001 Approximately 976 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2025
Service Charge:	£4,800.00 (per annum) for the year 2025
Anticipated Rent:	£1,900.00 pcm Approx. 6.1 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250032

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