



# Brook Square, Woolwich, SE18

Asking Price: £320,000

 Benham  
& Reeves

# Brook Square, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A large two bedroom, two bathroom apartment located in Brook Square, Woolwich. Situated on the first floor and spanning an approximate 850 square feet, this modern apartment comprises a separate living room and kitchen. A well proportioned double bedroom, featuring an en-suite shower room, a second double bedroom and a modern 3-piece family bathroom. Additional benefits include a Juliet balcony, wooden flooring in the living room and an allocated parking space. The flat also has additional storage.

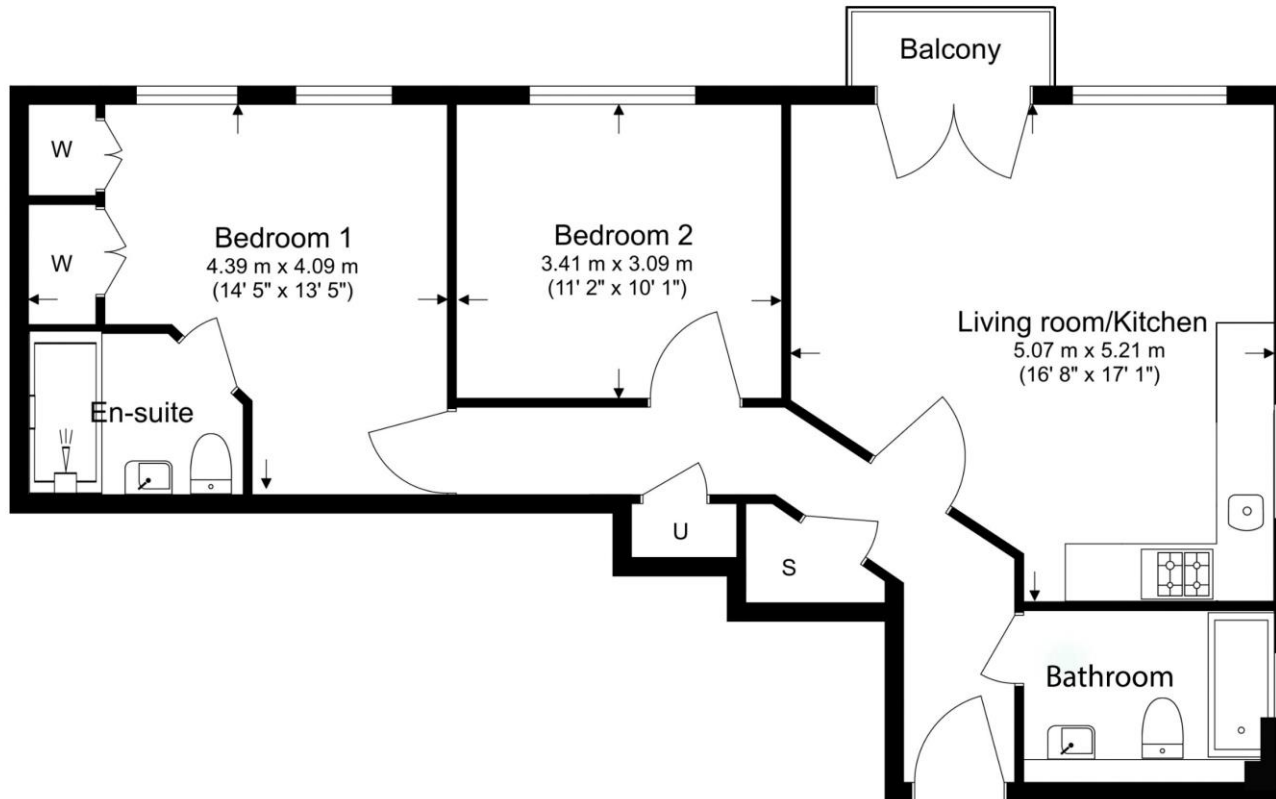
This development is set within close proximity to all the shopping amenities of Woolwich offering a range of restaurants, supermarkets and local gyms in the area, as well as being positioned within 5 minutes' bus journey of Woolwich Elizabeth line station, Woolwich DLR and train station. Woolwich town centre and bustling high street with chain and independent shops, health facilities including a pharmacy and GP are also close by. Brook Square is a development off Shooters Hill within easy reach of Blackheath mainline station, Kidbrooke Station and North Greenwich underground station. Great transport links can take you to Blackheath village with its local bars and restaurants.

## Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- First Floor
- 850 Square Feet (Approx.)
- Juliet Balcony
- Lift
- Allocated Parking Space
- Elizabeth Line Train Station Nearby
- Woolwich overground and DLR



First Floor  
 Total Gross Internal Area  
 78.9 Sq/m - 850 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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:	£320,000
Tenure:	Leasehold Expires 31/05/3001 Approximately 976 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2024
Service Charge:	£2,888.78 (per annum) for the year 2024 (including estate charges)
Anticipated Rent:	£1,650.00 pcm Approx. 6.2 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240151

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

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

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