



# Tideslea Path, Woolwich, SE28

Asking Price: £285,000



# Tideslea Path, Woolwich, SE28

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

A fantastic two bedroom, two bathroom apartment located in Tideslea Path. Situated on the 5th floor and spanning an approximate 875 square feet, this modern apartment comprises a separate living room and kitchen. There are two well proportioned double bedrooms, the main bedroom featuring an en-suite shower room and a modern 3-piece family bathroom. Additional benefits include a private south-west facing balcony with uninterrupted river views, wooden flooring in the living room and both bedrooms 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 area, as well as being positioned within walking distance 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.

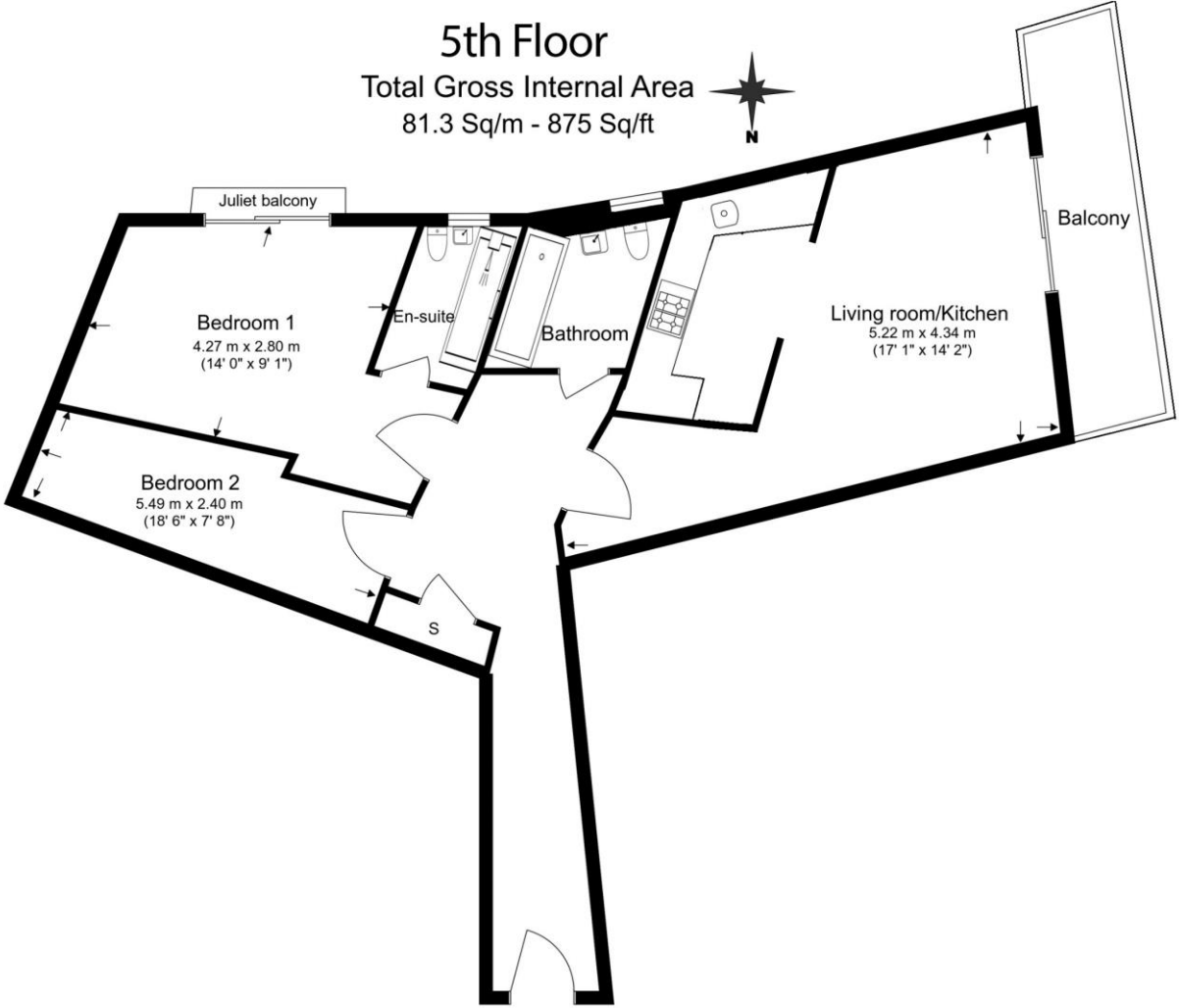




## Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 5th Floor
- 875 Square Feet (Approx.)
- Direct River View from Balcony
- Allocated Parking Space
- Elizabeth Line Train Station Nearby
- Woolwich Overground and DLR Station





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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:	£285,000
Tenure:	Leasehold Expires 28/09/3004 Approximately 979 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£3,550.00 (per annum) for the year 2024
Anticipated Rent:	£1,700.00 pcm Approx. 7.2 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

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