



Bendish Point, Erebus Drive, Woolwich, SE28

Asking Price: £385,000

 Benham
& Reeves

Bendish Point, Erebus Drive, Woolwich, SE28

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located in Bendish Point, Thamesmead. Situated on the 7th floor and spanning approximately 796 square feet, this apartment comprises a spacious living room with floor-to-ceiling windows and a separate kitchen with integrated appliances. There are two well-proportioned double bedrooms, the main bedroom featuring an en-suite shower room and a modern 3-piece family bathroom. The flat features a south-west facing balcony with an uninterrupted direct river view.

Residents of Bendish Point are serviced by a host of amenities including residents' concierge. Woolwich town centre and bustling high street with chain and independent shops, restaurants, and health facilities including a pharmacy and GP are also close by.

As well as being positioned within walking distance from Woolwich Elizabeth Line station, Woolwich DLR and train station.

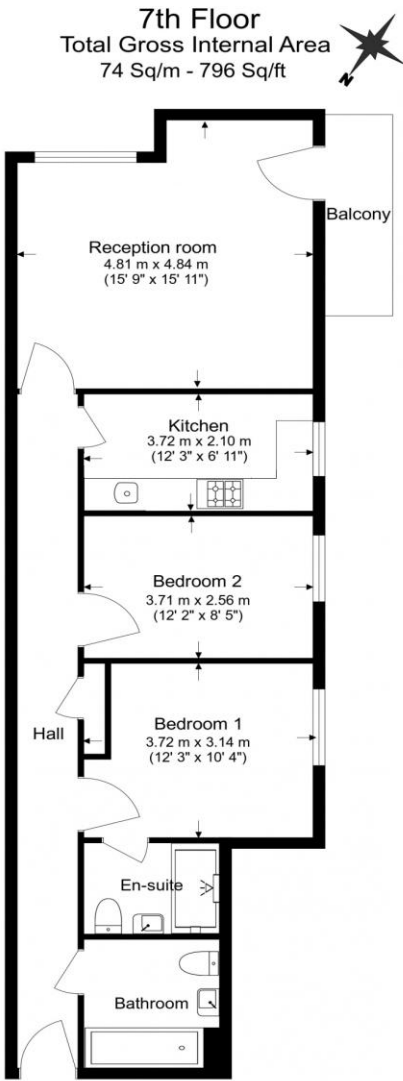




Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- 7th Floor
- 796 Square Feet (Approx.)
- Balcony With Direct River View
- Underground Parking
- 24-Hour Concierge
- Elizabeth Line Train Station
- Woolwich Overground and DLR Station





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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:	£385,000
Tenure:	Leasehold Expires 31/12/3002 Approximately 977 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2025
Service Charge:	£5,500.00 (per annum) for the year 2025
Anticipated Rent:	£2,100.00 pcm Approx. 6.5 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250009

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