



# Windsor Square, Woolwich, SE18

Asking Price: £825,000





# Windsor Square, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning three bedroom, two bathroom apartment situated on the 10th floor of Windsor Square, Royal Arsenal Riverside. Spanning an approximate 1131 square feet this apartment's features include two bedrooms with fitted wardrobes, a large open-plan reception room with a fully fitted kitchen area, integrated appliances and a large river facing balcony accessed from the reception area and a large additional second balcony. There is also a modern three piece family bathroom with built in storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge office as well as being positioned within walking distance of the River Thames. There is a Marks and Spencers at the commercial unit below the development and a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, cafés, health facilities including pharmacy and GP are also nearby.



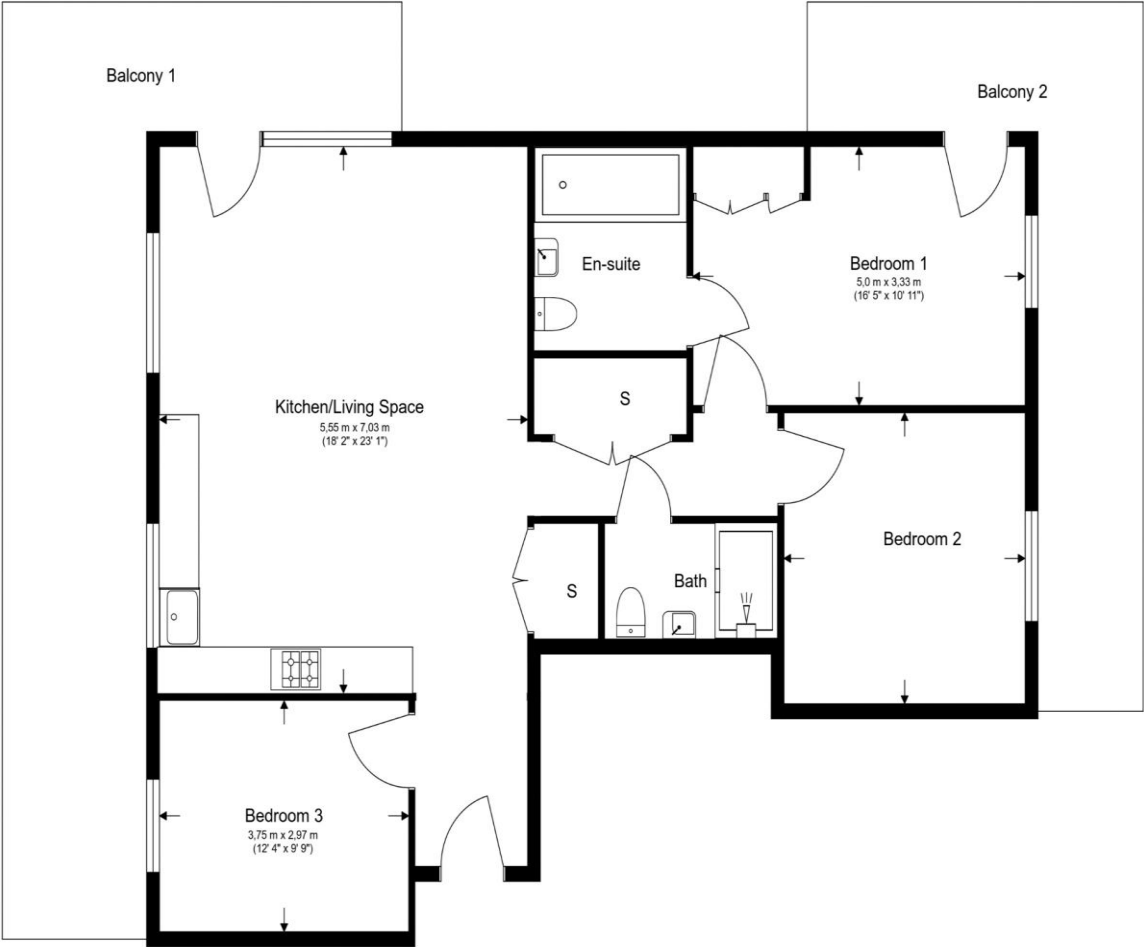


## Property Features:

- Chain Free
- Three Double Bedrooms
- Two bathrooms
- 10th Floor
- 1131 Square Feet (Approx.)
- Large Balcony with River View
- Open Plan Kitchen
- Residents' Gym, Cinema and Swimming Pool
- Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



10th Floor  
 Total Gross Internal Area  
 105.1 Sq/m - 1,131 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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	

## Terms & Conditions:

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

Asking Price:	£825,000
Tenure:	Leasehold Expires 01/01/3021 Approximately 996 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2024
Service Charge:	£5,000.00 (per annum) for the year 2024
Anticipated Rent:	£3,000.00 pcm Approx. 4.4 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

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