



Gazella Heights, Woolwich, London, SE18

£340,000 *Leasehold*



An immaculate one-bedroom fourth-floor apartment, measuring approximately 549 sq ft, featuring a fantastic 16ft private terrace and offered to the market chain free. Quietly positioned within the popular Gazella Heights development, just moments from Woolwich town centre and within easy walking distance of Elizabeth Line services, the property is presented in superb condition throughout.

KEY FEATURES

- One bedroom apartment
- Fourth-floor apartment
- Approx. 549 sq ft
- Large 16ft terrace
- 18ft reception room
- Open-plan kitchen
- Double bedroom



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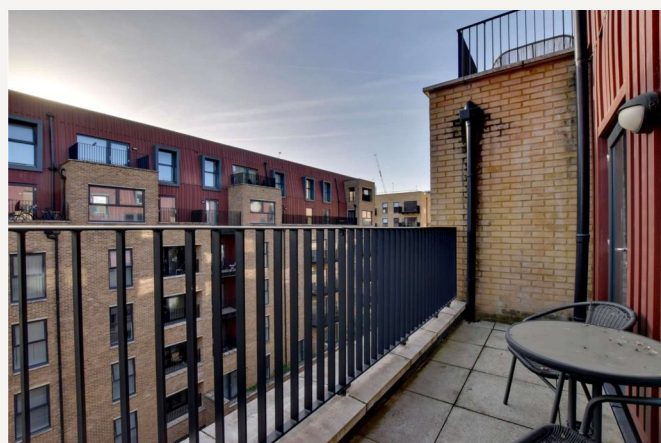
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The accommodation briefly comprises a generous 18ft reception room with a well-appointed open-plan kitchen, complete with fitted white goods and ample storage. The reception room opens directly onto the impressive private terrace, providing an excellent space for outdoor dining and entertaining. There is also a well-proportioned double bedroom with fitted wardrobes, a stylish family bathroom and a welcoming entrance hallway with both a separate utility cupboard and a large storage cupboard.

Ideally located just off Brumwell Avenue, Gazella Heights is within easy reach of Woolwich town centre, which offers an excellent selection of shops, cafés and restaurants, together with a large Tesco supermarket just a few minutes away. Woolwich's Elizabeth Line station is also close by, providing fast and convenient connections into Canary Wharf, the City and central London.

Offered chain free, this superb apartment would make an ideal first-time purchase or an attractive investment opportunity.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 120 year and 0 months
Service Charge: £1522 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply:
Sewerage supply:
Water supply:
Mobile signal:

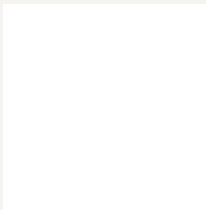
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



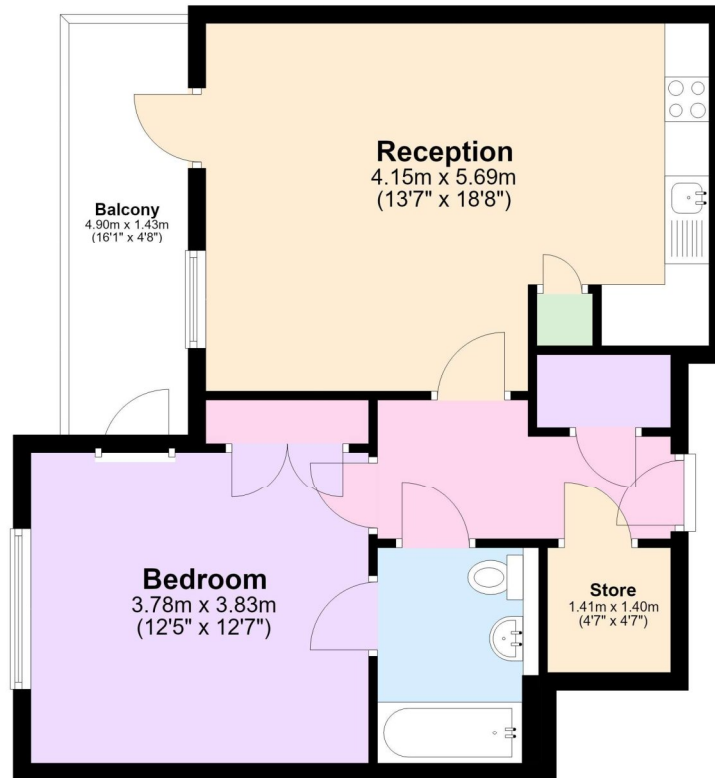
<https://www.winkworth.co.uk/sale/property/BLA250105>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Fourth Floor

Approx. 51.1 sq. metres (549.7 sq. feet)
(excluding Balcony)



Total area: approx. 51.1 sq. metres (549.7 sq. feet)

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