



Artillery Place, SE18

OIEO £345,000 *Leasehold*



Set on the second floor of a contemporary development, this beautifully presented one-bedroom apartment offers bright, well-proportioned accommodation, a private balcony and picturesque views over the lake from the bedroom, all within easy reach of Woolwich's exceptional transport links and amenities.

KEY FEATURES

- Modern one-bedroom apartment
- Second floor with private balcony
- Bright open-plan kitchen/living space
- Double bedroom with built-in wardrobes
- Attractive lake views from the bedroom
- On-site residents' gym
- Excellent transport links including the Elizabeth Line



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The accommodation comprises a spacious open-plan kitchen and reception room, designed to maximise natural light and create an ideal space for both relaxing and entertaining. The modern fitted kitchen seamlessly integrates with the living area, which opens directly onto a generous private balcony.

The double bedroom benefits from built-in wardrobes and enjoys attractive, peaceful views across the lake behind the development, providing a wonderful outlook to wake up to each morning. A contemporary bathroom and hallway utility/storage room complete the accommodation.

Residents benefit from a secure video entry system, access to an on-site gym and the reassurance of a well-maintained modern development, making this an ideal first-time purchase or investment opportunity.

The property is superbly positioned close to Woolwich town centre, offering an excellent selection of supermarkets, shops, cafés, restaurants and bars, together with the vibrant Royal Arsenal Riverside, home to popular venues including The Guard House and Dial Arch.

Transport links are outstanding, with the Elizabeth Line at Woolwich providing fast connections into Canary Wharf, the City and Central London. Woolwich Arsenal Station offers National Rail and DLR services, while the Thames Clipper and Woolwich Ferry provide further convenient travel options.

This stylish apartment combines modern living, excellent connectivity and a peaceful lakeside outlook in one of South East London's most rapidly evolving locations.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 992 year and 0 months
Service Charge: £1941 per annum
Ground Rent: £ 350 Annually (subject to increase)
Council Tax Band: B
EPC rating: B
Is the property listed: Property is not listed

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

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	90 B	90 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

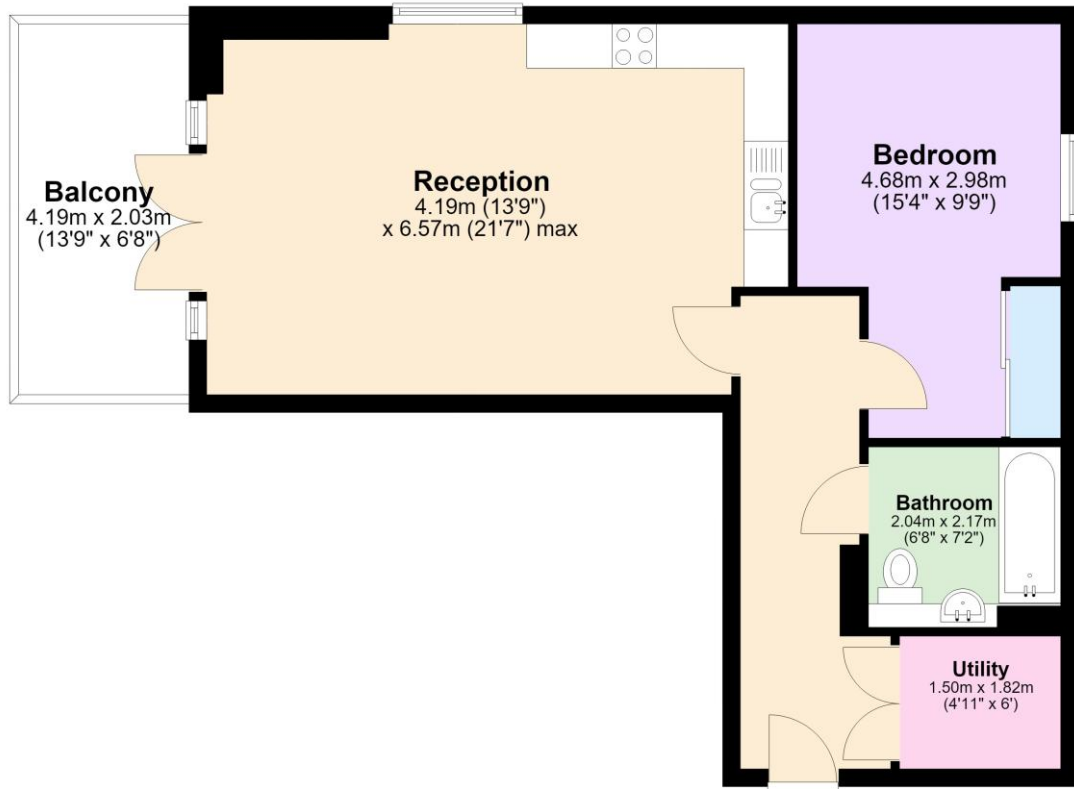


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Second Floor

Approx. 55.8 sq. metres (600.3 sq. feet)
(excluding Balcony)



Total area: approx. 55.8 sq. metres (600.3 sq. feet)

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