



65 Woodrow, Woolwich, London, SE18

£265,000 *Leasehold*



A stunning one-bedroom conversion apartment forming part of this truly unique warehouse development, quietly tucked away on the borders of Charlton and Woolwich. Beautifully presented throughout, this characterful home measures approximately 334 sq ft (31 sq m) and perfectly combines period charm with contemporary styling.

KEY FEATURES

- Stunning warehouse conversion
- One double bedroom
- Approx. 334 sq ft (31 sq m)
- Beautifully presented throughout
- High ceilings
- Engineered oak flooring
- Stylish open-plan living



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Accessed via a delightful internal communal courtyard, the apartment offers a welcoming sense of privacy and tranquillity. Internally, the accommodation briefly comprises a bright 13ft open-plan reception room featuring impressive high ceilings, attractive engineered oak flooring and a well-appointed fitted kitchen with ample storage and integrated appliances. Off the entrance hallway is a stylish modern shower room, while the generous double bedroom also benefits from engineered oak flooring, creating a seamless finish throughout.

This distinctive warehouse conversion enjoys a convenient location, with both Charlton and Woolwich town centres close by, offering an excellent choice of shops, supermarkets, cafés and everyday amenities. Woolwich Dockyard mainline station is within easy reach, providing regular services into central London, while the Elizabeth Line at Woolwich (Royal Arsenal) offers exceptionally fast connections to Canary Wharf, the City and the West End, making this an ideal home for commuters and first-time buyers alike.

An early viewing is highly recommended to fully appreciate the character, quality and convenient location of this exceptional apartment.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 115 years
Service Charge: £1560 per annum
Ground Rent: £ 250 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

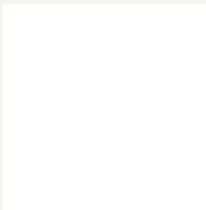
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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



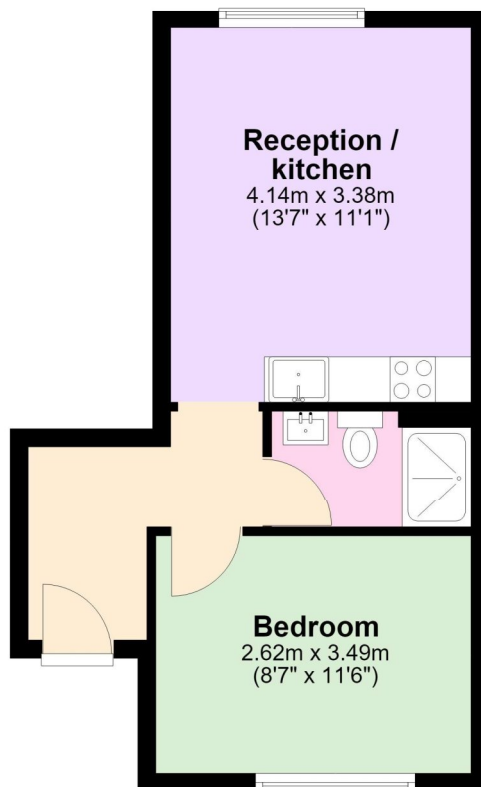
<https://www.winkworth.co.uk/sale/property/CLS251923>

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.



First Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 31.4 sq. metres (337.5 sq. feet)

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