

Artillery Place, SE18

1 1 1

£300,000 - £325,000 *Leasehold*

The best of both worlds - a peaceful lakeside retreat with London on your doorstep. Discover a beautifully presented, contemporary one-bedroom apartment offering an appealing combination of tranquillity, comfort and exceptional connectivity in Woolwich.

Just a nine-minute walk from three major stations, including access to the Elizabeth line, this apartment offers all the convenience of a well-

KEY FEATURES

- Peaceful lake views and attractive residential setting
- Private balcony
- Approximately nine minutes' walk to three major stations
- Elizabeth line, DLR and National Rail connections Approximately 15 minutes to Liverpool Street by train
- Approximately 20 minutes to London Bridge by train



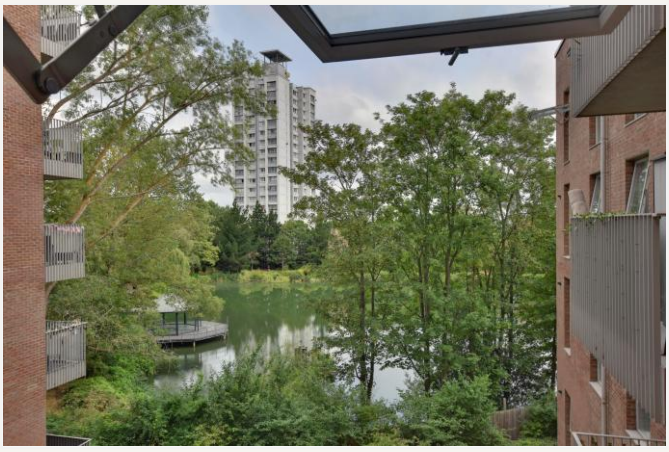


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connected London location while being tucked away in a peaceful residential setting overlooking the lake.



Away from the busy transport hubs and main thoroughfares of central Woolwich, the apartment enjoys a quieter setting, providing a welcome retreat at the end of a busy day without sacrificing access to excellent amenities and transport links as they are all within a 9 minute walk.

Positioned on the second floor of a contemporary residential development, the apartment features bright, thoughtfully arranged accommodation, with an attractive open-plan living, dining and kitchen area. The modern kitchen complements the main living space, creating a welcoming environment for relaxing, cooking and entertaining.

The lake outlook is one of the property's most distinctive features, bringing a sense of openness and calm to everyday living. A private balcony provides valuable outdoor space, while the comfortable double bedroom with fitted wardrobes and modern bathroom complete the accommodation.



Three major stations are approximately nine minutes' walk away, providing access to the Elizabeth line, DLR and National Rail services. Liverpool Street can be reached in approximately 15 minutes by train, while London Bridge is around 20 minutes away, making the property particularly appealing for professionals commuting to the City, London Bridge and central London. The Elizabeth line also offers excellent connections towards Canary Wharf, the West End and Heathrow.

A local Tesco and petrol station are approximately one minute's walk away, while Woolwich town centre offers a wider selection of shops, cafés, restaurants and amenities.

Residents additionally benefit from access to an on-site gym, providing convenient exercise facilities close to home and a communal garden.

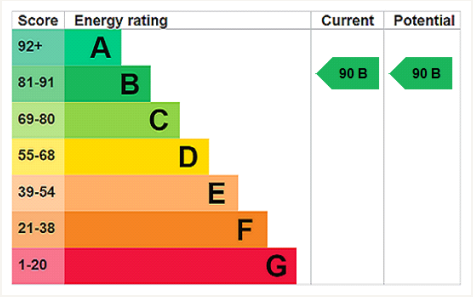
MATERIAL INFORMATION

Tenure: Leasehold
Term: 991 year and 8 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 Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
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



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

https://www.winkworth.co.uk/sale/property/GRE260172

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.



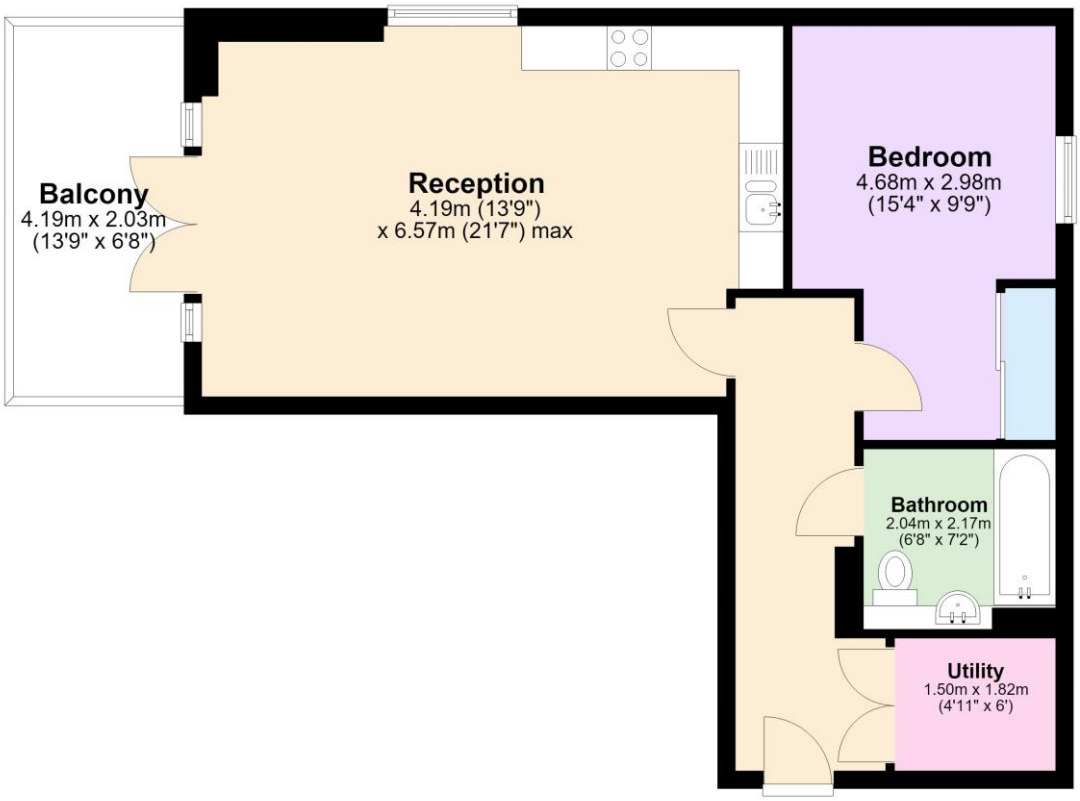






Second Floor

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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