



PARADE GROUND PATH, WOOLWICH, LONDON, SE18 4BT
£599,995 LEASEHOLD

**SPANNING OVER 1,100 SQ. FT IS THIS STUNNING
 TWO DOUBLE BEDROOM, TWO BATHROOM
 APARTMENT WITH ALLOCATED PARKING WITHIN
 THE ROYAL MILITARY ACADEMY DEVELOPMENT.**

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DESCRIPTION:

The accommodation is located on the first floor and comprises; a spacious entrance hallway which opens onto the open kitchen/ reception room. The modern kitchen is equipped with integrated appliances, a large amount of storage and range cooker. The reception room offers double height ceilings and windows giving a bright, open feel to the property. There is also the second good sized (14'3x11'9) double bedroom and a shower room on this floor. From the reception room you can access the mezzanine level which offers the huge (21'3x18'7) master bedroom which offers its own en-suite bathroom.

Additional benefits include feature radiators, sash windows, wood flooring, allocated off street parking and gas fired central heating.

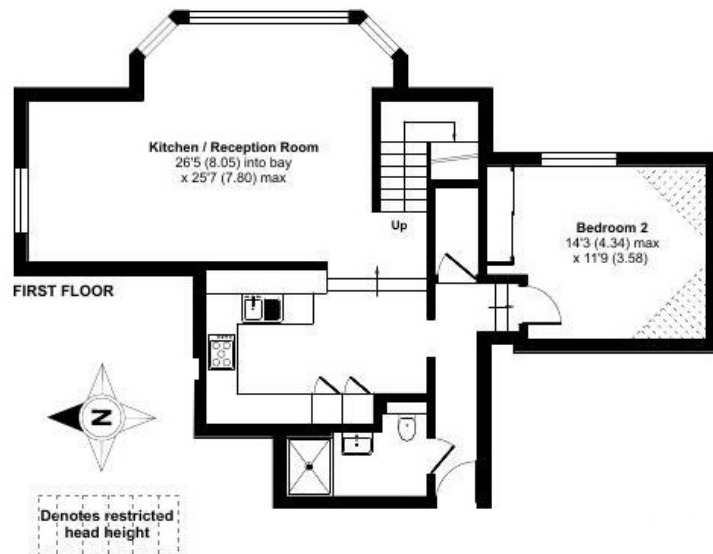
This is an incredible apartment and your earliest viewing is essential.

The Royal Military Academy offers a collection of homes within the Grade II listed buildings and benefits from a wealth of original features. Outside the parade grounds have been developed into charming squares and boulevards as well as a cricket pitch on your doorstep which is one of the oldest in the UK and used by Blackheath Cricket Club. There are on site leisure facilities and a concierge.

The Academy is perfectly placed to enjoy the sophisticated charms of Blackheath Village, the world heritage site at Greenwich, several parks and ancient woodlands and the O2 Arena. The nearby Woolwich Arsenal station has excellent Overground connections, DLR and the newly opened Elizabeth Line with direct short journeys to Canary Wharf (7 min), Liverpool Street (14 min) and West End (Bond Street 21 min). Heathrow is 48 min away.







Approximate Area = 1077 sq ft / 100 sq m (excludes void)
 Limited Use Area(s) = 24 sq ft / 2 sq m
 Total = 1101 sq ft / 102 sq m



For identification only - Not to scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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