



Building 47, Marlborough Road  
Woolwich, SE18

Offers In Excess Of £550,000



**MADISON BROOK**  
INTERNATIONAL

# Building 47, Marlborough Road, SE18

Madison brook is delighted to offer to the market this exceptional chain free apartment.

A two/three bed conversion with an array of features, bags of character and a "real" view of the river! Benefitting from several significant enhancements to the original specification, this beautifully presented, split-level warehouse truly is a cut above the rest. Three bedrooms (two enclosed, one galleryed above reception) a mass of exposed brickwork, original columns, double height to dual aspect reception with enormous windows, providing a wonderful sweeping view across the river. Allocated parking, 24hr concierge and residents gym provide the icing on the cake.

A riverside development spanning 76 acres, The Royal Arsenal is a former munitions factory & storage facility with a history dating back to 1671, that is being tastefully transformed to provide a blend of converted & new build

Service Charge: £2,141.56 Per Annum - Ground Rent: £200 Per Annum - Lease Length: 957 Years Remaining

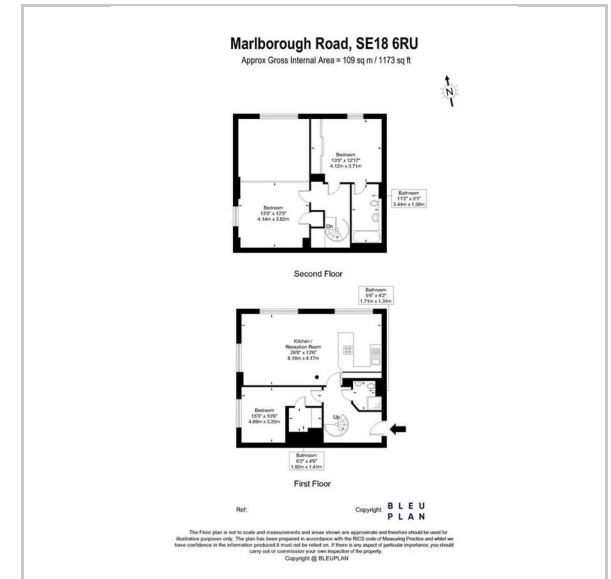


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

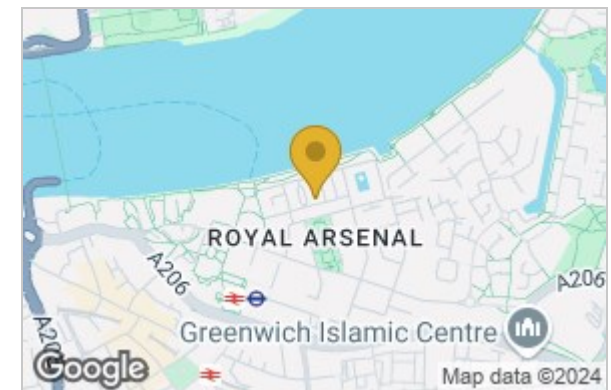
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## Floor Plan



## Area Map



## Energy Efficiency Graph

