



Woodrow, SE18

£2,500,000

Situated with the Royal borough of Greenwich, Dexters in partnership with Conran Estates are delighted to introduce the former site of the Slazenger's tennis ball production factory. Located in Woolwich SE18, this Edwardian building has the potential to extend and convert creating luxury industrial style apartments, subject to securing the necessary planning consents.

Occupying a plot of circa 3,608 sqft (335.2sqm), Slazenger and Son took over the factory in 1896 manufacturing their famous tennis balls which were exclusively used at the Wimbledon Tennis Championships from 1902. Slazenger vacated the building in the 1940's and after further uses it was finally converted into a single-family home in circa 1998.

The building is listed under the Royal Greenwich Local Heritage List and is located within the Woolwich Common conservation area.

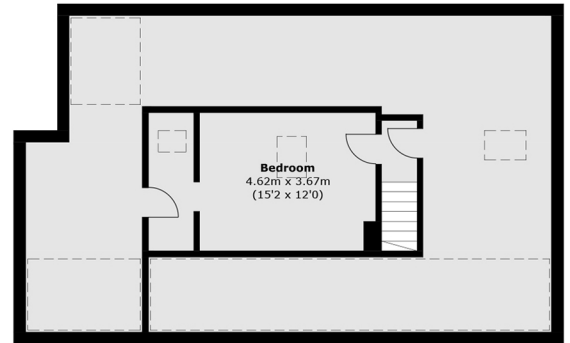
The adjoining property namely, 65 Woodrow, was purchased by London Green in 2016 and has been extended and converted creating 23nos. luxury flats.

Woolwich Dockyard railway station is within 600 metres providing direct trains to London Charing Cross. Woolwich town centre and Woolwich railway station on the Elizabeth Line are within 1.4 Kilometres.

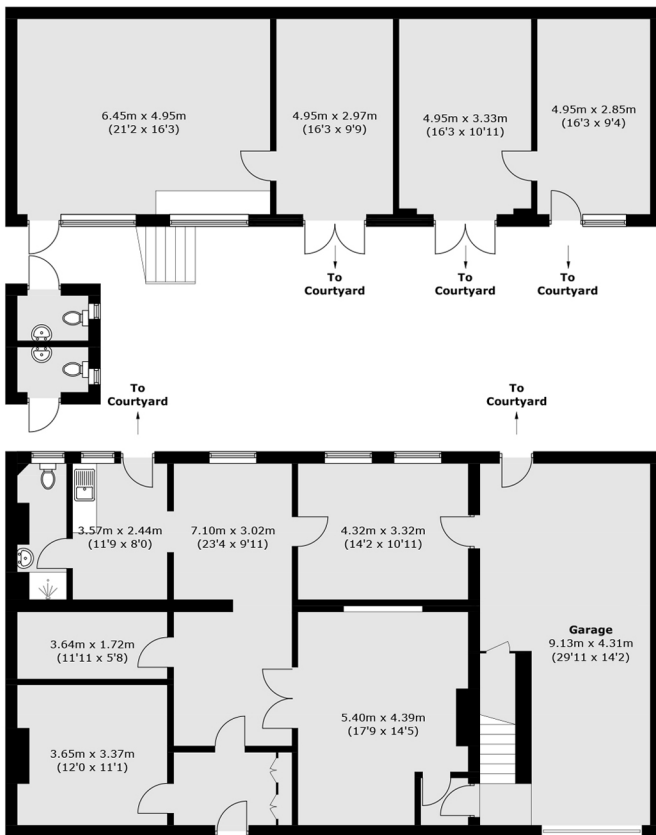
Features

- Residential development opportunity
- Unencumbered Freehold
- Former Slazenger's tennis ball production factory
- Occupying a plot of circa 3,608 sqft
- Potential to create luxury style apartments, subject to securing planning
- Within 600 metres of Woolwich Dockyard railway station

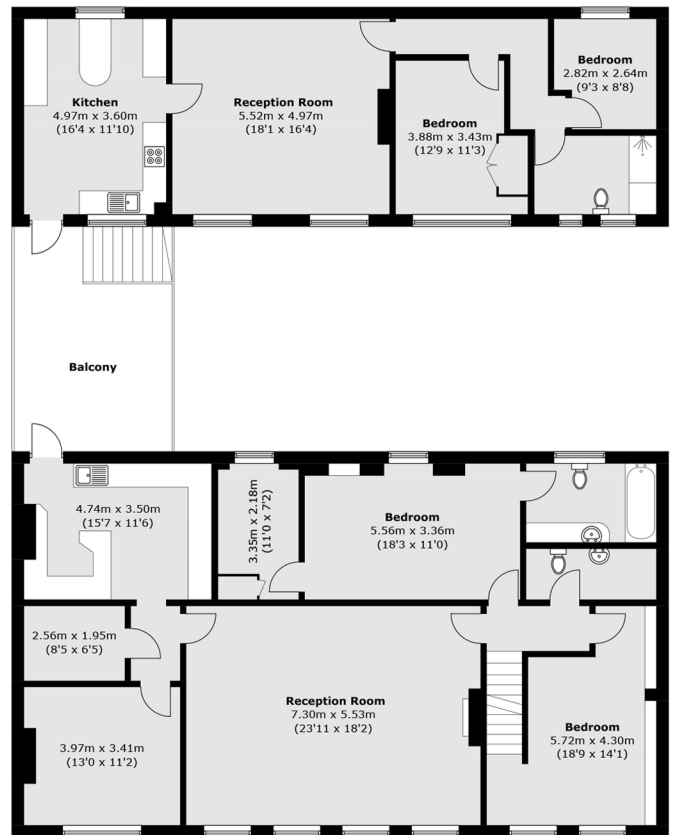
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Second Floor



Ground Floor



First Floor

Total area (approx.): 555.4 sq. m (5,978.3 sq. ft)
 Outside WC (approx.): 4.7 sq. m (50.6 sq. ft)
 Balcony area (approx.): 22.8 sq. m (245.4 sq. ft)