





Cadogan Road
Woolwich
SE18 6YN

Offers in Excess of £
315,000.00

bettermove

Cadogan Road - Woolwich

Bettermove are proud to present this 2 bedroom flat in Woolwich, available with no forward chain.

The property is currently tenanted and it can be sold with tenants in situ for immediate investment or vacant on possession. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is C.

This is a leasehold property with 973 years remaining on the lease; the ground rent is £400.00 per annum, and the service charge is £4000.00 per annum.

The interior of this beautifully presented split-level period conversion comprises a spacious reception room, and a semi-open-plan fitted kitchen featuring a range of integrated appliances and granite work surfaces. The property further benefits from two generous double bedrooms, including a principal bedroom with en-suite, ample storage and attractive sash windows overlooking Wellington Park. Situated on the third floor, this stylish loft-style apartment is offered in immaculate condition and benefits from 24-hour concierge and security. The Royal Arsenal development offers an excellent range of on-site amenities, including four gyms, cafés, restaurants, gastro pubs, theatres and food stores.

Located in the popular town of Woolwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Woolwich Arsenal train station, a variety of underground lines and quick access to A2.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	2	1	Leasehold







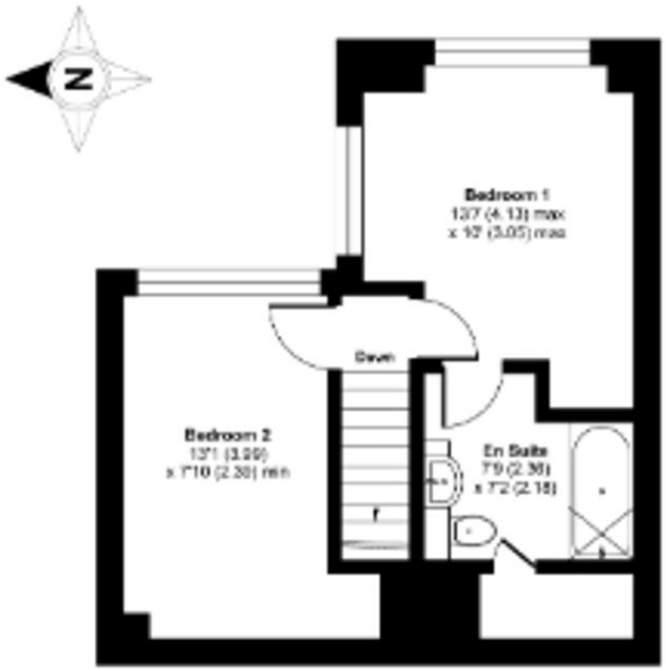


Floor Plan

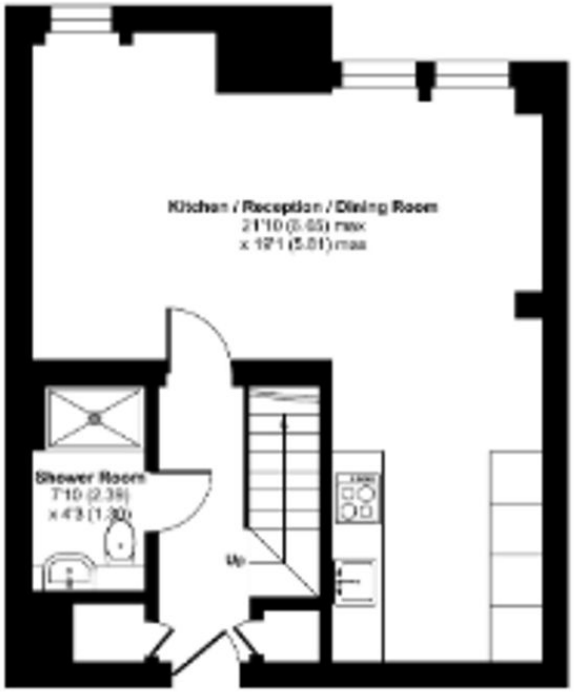
Cadogan Road, London, SE18

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	78	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	78	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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