



PEPYS COURT, WOOLWICH, LONDON, SE18
£270,000 LEASEHOLD

A SUPERB ONE BEDROOM 11TH FLOOR APARTMENT THAT IS PART OF THIS COMPLETELY UNIQUE ROOFTOP DEVELOPMENT LOCATED IN THE HEART OF WOOLWICH TOWN CENTRE. FEATURING A FULL WIDTH BALCONY AND MEASURING 498 SQ. FT.

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DESCRIPTION:

A superb one bedroom 11th floor apartment that is part of this completely unique rooftop development located in the heart of Woolwich town centre. Featuring a full width balcony and measuring 498 sq. ft.

In excellent order throughout, the property comprises a lovely 23ft reception room with a well-equipped open plan kitchen that has fitted white goods. This room then opens on to a fabulous balcony that spans the width of the flat. There is a large double bedroom with fitted wardrobes and a lovely family bathroom. Benefits include a large utility cupboard off the entrance hallway, concierge service and communal grounds.

As mentioned this rooftop development is extremely well located and sits above a large Tesco within the heart of Woolwich. This gives the added benefit of it being extremely secure. Mainline rail is close by, as is Crossrail that is within a few minutes' walk. There is also a large selection of shops and restaurants on your doorstep.

AT A GLANCE

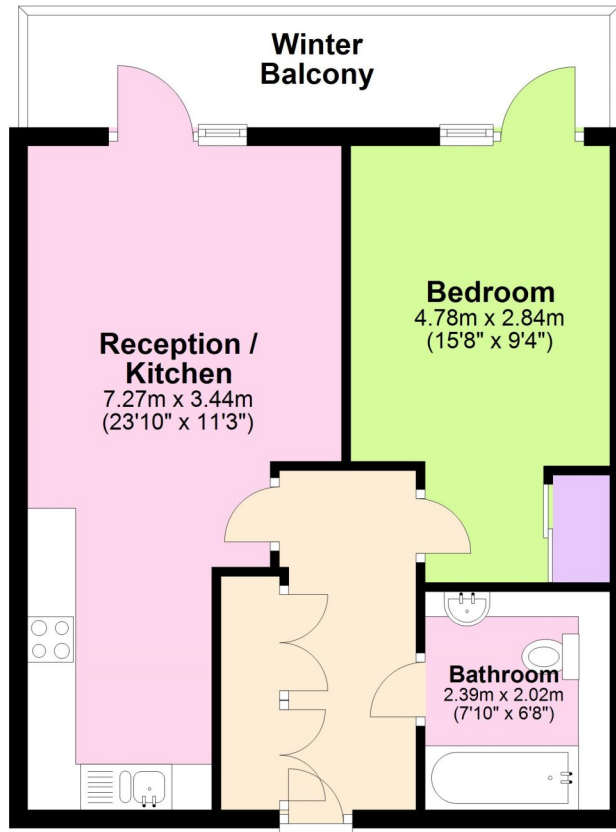
- one bedroom apartment
- circa 498 sq. ft
- large balcony
- great condition
- rooftop development
- communal grounds
- concierge service
- Tesco on site
- Woolwich Town Centre
- close to Crossrail





Eleventh Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 46.3 sq. metres (498.7 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 114 years

Service Charge: £4728 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: tbc

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.

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