



## 2 bed apartment to buy in SE18

30 Calderwood Street, London, Greater London, SE18 6JH

**£160,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 2 Bedroom
- ✓ 58 Square metres
- ✓ Open Plan Kitchen/Reception
- ✓ Modern Bathroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Floor Two Bedroom Flat with Assured Shorthold Tenancy achieving £1650 PCM

**\*\*OPEN HOUSE VIEWING BY APPOINTMENT ONLY\*\***

Welcome to our online auction for the sale of a well-maintained 8th floor two bedroom flat, generating an annual rental income of £19,800. To access the legal documents pertaining to this property, please visit our website and download the comprehensive legal pack.

The property is leasehold, held on a 150-year lease from January 1st, 2004, providing approximately 128 years of unexpired lease term.

Conveniently located in the vibrant South East London area of Woolwich, the property benefits from close proximity to local shops, amenities, and the beautiful Barrack Field. Excellent transport links are easily accessible, with Woolwich DLR, Woolwich Arsenal rail station, and the new Woolwich Elizabeth station (0.6 miles away) offering quick and convenient connections. Canary Wharf is just an 8-minute journey, Liverpool Street is reached in 14 minutes, and Tottenham Court Road is under 20 minutes away.

This fantastic property is situated within a purpose-built building spanning ten upper floors, with the flat occupying the 8th floor. The accommodation comprises an open plan reception room and kitchen, two bedrooms, and two bathrooms, providing comfortable and contemporary living spaces.

The property has recently undergone extensive refurbishment and improvement works, including the installation of brand-new windows and balcony doors, a new fire-rated entrance door, upgraded electrical wiring with a new consumer unit, as well as a newly installed boiler.

In addition to the appealing interior, the property boasts the added benefit of an allocated parking space, ensuring convenience for the residents.

The property is currently subject to an Assured Shorthold Tenancy, however it will be vacant from 25th May 2026. In the agent's opinion, there is scope for a material rent rise at the end of the fixed term and income of up to £20,000 per annum could be generated, for a strong yield of 12% at the guide.

Don't miss this excellent investment opportunity with a standout high yield! Join our online auction and seize the chance to acquire this 8th floor two bedroom flat with vacant possession from 25th May.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 128

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £4,356.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: Allocated

Year built: 2024

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Lounge/Kitchen

5.64m x 4.49m (18'6" x 14'8")

---

## Bathroom

1.87m x 2.00m (6'1" x 6'6")

Main bathroom

---

## Bedroom 1

3.30m x 3.00m (10'9" x 9'10")

---

## En-Suite

1.50m x 2.00m (4'11" x 6'6")

---

## Bedroom 2

2.26m x 2.39m (7'4" x 7'10")

---

## Bedroom 2

2.26m x 2.39m (7'4" x 7'10")


---

## Concierge

## EIGHTH FLOOR

APPROX. 57.9 SQ. METRES (623.2 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

30 Calderwood Street, London, Greater London, SE18 6JH

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

