



## 1 bed apartment to buy in SE18

Calderwood Street, London, SE18 6JG

**£135,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bedroom
- ✓ 40.3 Square metres
- ✓ Open Plan Kitchen/Reception
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Mobile signal: Good

## Description

6th Floor One Bedroom Flat with Strong Investment Potential

Open house viewing by appointment only

Welcome to our online auction for the sale of a well-maintained 6th floor one bedroom flat located at 620 The Vista Building, 30 Calderwood Street. 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 Town Centre, the property benefits from being right next door to Sainsbury's and in 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 Woolwich Elizabeth line 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 secure, purpose-built development spanning ten upper floors, with the flat occupying the 6th floor. The accommodation comprises an open plan reception room and kitchen, balcony space, one bedroom, and one modern bathroom, providing comfortable, contemporary living spaces alongside the added luxury of a 24-hour concierge service.

The property has recently undergone extensive refurbishment and improvement works, including a upgraded electrical wiring with a new consumer unit, as well as a newly installed boiler.

Note on Lease Terms: It is worth noting that this property does not include an allocated parking space. For long-term investors, this is a notable benefit within the development, as it bypasses the high and rising ground rent obligations that apply specifically to the building's car park spaces, ensuring lower ongoing overheads.

The property is being offered with vacant possession. In the agent's opinion, there is excellent potential to rent the property for up to £1,500 per calendar month, offering a highly attractive and dependable return for landlords. It represents a 13.3% gross yield on the guide price.

Don't miss this excellent investment opportunity with uniquely clean lease terms! Join our online auction and seize the chance to acquire this premium one bedroom flat in The Vista Building with vacant possession.

- Council Tax Band: C
- Tenure: Leasehold
- Length of Lease Remaining: 128 years
- Annual Ground Rent Amount: £50.00
- Annual Service Charge Amount: £4,356.00

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 128

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £4,356.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: None

Year built: 1970

Risk of floods and or erosion: No

Flooded in last 5 years: No

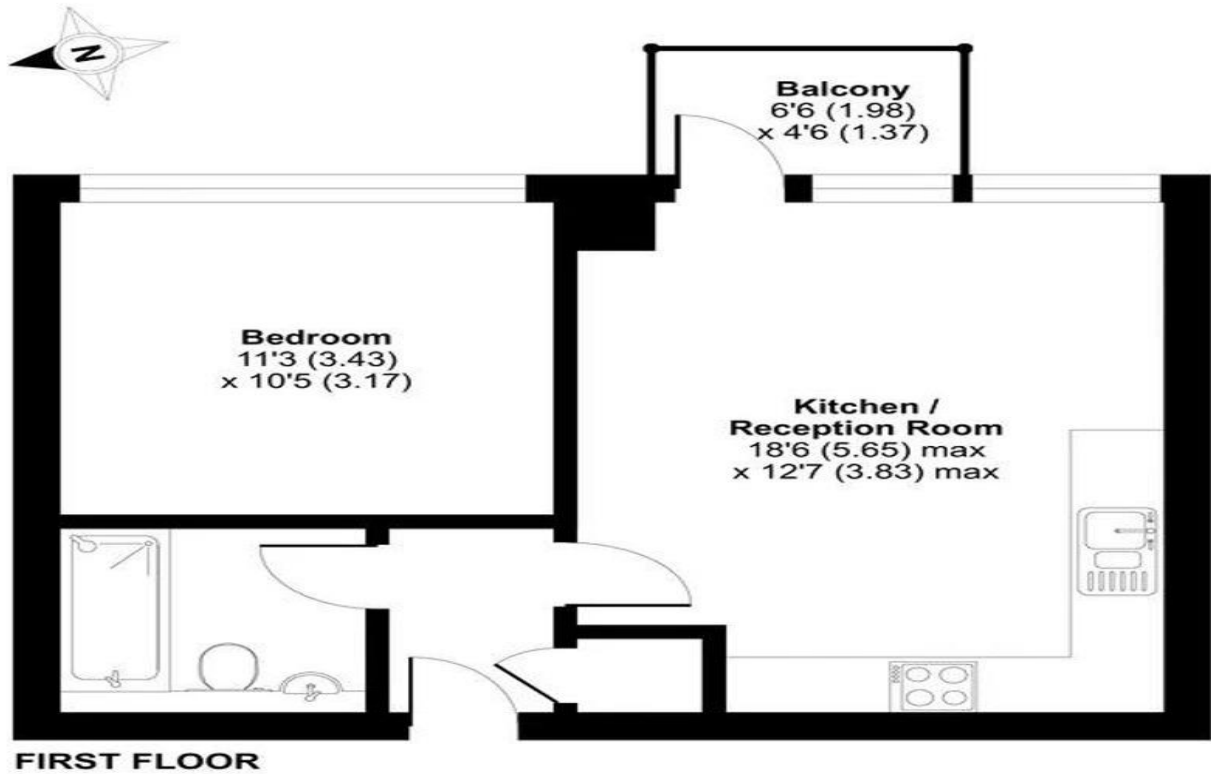
Public rights of way: No

Heating: Electric

Water meter: No

Air conditioning: No

Mobile signal coverage: Good



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>	78	81
(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	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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