



Windsor Square, Woolwich

Offers In Excess Of £400,000 Leasehold

- Modern one bedroom apartment
- Communal gardens
- Swimming pool
- Large balcony
- Concierge
- Fantastic location

Set within the prestigious Windsor Square at Royal Arsenal Riverside, Petty Son & Prestwich are pleased to present this beautifully designed south-facing one-bedroom apartment, offering a rare opportunity to secure a home in one of London's most successful riverside destinations.

Positioned on the third floor, the apartment offers 52 sq m of intelligently planned living space, complemented by a large private balcony that enjoys all-day sunshine. The open-plan kitchen and living area forms a stylish and sociable heart of the home, while the generously sized bedroom features a fitted wardrobe.

A sleek contemporary bathroom and a separate utility room further enhance both comfort and practicality. Royal Arsenal Riverside is celebrated for its blend of historic character and modern living. Residents enjoy exclusive access to The Waterside Club, complete with a 20m swimming pool, vitality pool, sauna, steam room and fully equipped gym. The development also benefits from a concierge service, landscaped communal gardens, an excellent selection of cafés and restaurants, a gastro pub, M&S Foodhall, and scenic riverside walks.

Transport connections are exceptional. Woolwich Elizabeth Line station provides swift access to Canary Wharf, Farringdon, Tottenham Court Road, Bond Street and Heathrow, while Thames Clipper, DLR and National Rail services ensure seamless connectivity across London.

With south-facing one-bedroom homes in Windsor Square increasingly rare, this apartment represents an outstanding opportunity for owner-occupiers seeking a refined lifestyle or investors looking for strong long-term potential in a highly sought-after riverside location.

Lease Information: 999 years from 1st January 2022 (995 years currently remain)

Service Charge: £2506.76

Ground Rent: N/A

EPC Rating: B85

Council Tax Band: C

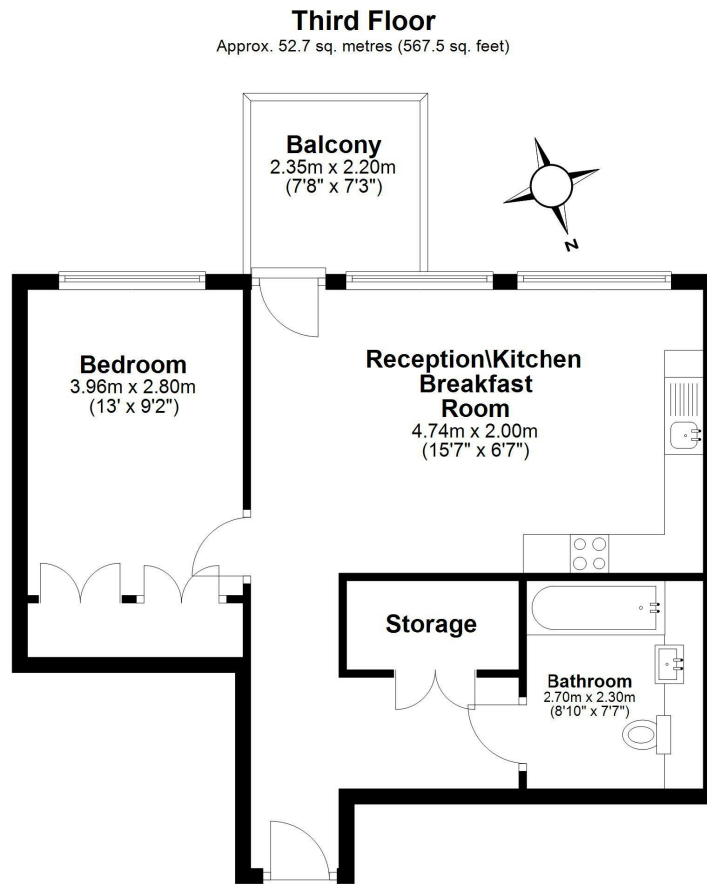
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room/Kitchen

15'7" x 6'7"

Bedroom

12'12" x 9'2"



Total area: approx. 52.7 sq. metres (567.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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