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Tracy Thorne  
Estates



**Room B 1 Artillery Place, Woolwich  
London SE18 4AB  
£1,500 Per month**

\*\*AVAILABLE 10TH FEBRUARY\*\*  
\*\*BILLS INCLUDED (Council tax, electric and water) \*\*  
\*\*SINGLE OCCUPANT ONLY\*\*

Well presented one double bedroom ground floor flat benefiting from a spacious modern fitted kitchen with built in oven/hob and fridge/freezer, open plan living area with storage cupboard, along with modern fitted shower room & private parking right at your doorstep.

Situated in the vibrant area of Woolwich Arsenal, this property offers easy access to a variety of amenities, including shops, restaurants, and transport links; Including Woolwich Arsenal mainline station, giving access to the Elizabeth Line & the DLR.

Please call or email to arrange an appointment to view 020 8304 0997 / [property@tracythorne-estates.co.uk](mailto:property@tracythorne-estates.co.uk)





TOTAL APPROX. FLOOR AREA 345 SQ.FT. (32.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current   Potential
92 plus A	
91-90 B	
90-89 C	
89-84 D	59   75
83-80 E	
80-76 F	
76-70 G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current   Potential
92 plus A	
91-90 B	
90-89 C	
89-84 D	63   69
83-80 E	
80-76 F	
76-70 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	