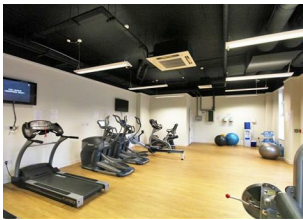
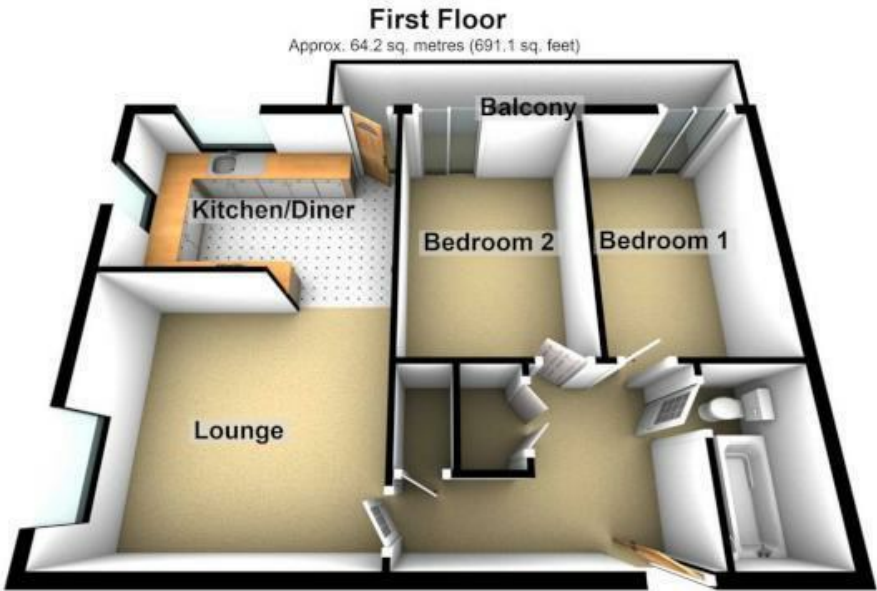


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>93</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



KITCHENER HOUSE, ASHMORE  
THE ACADEMY, WOOLWICH  
Asking Price £100,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**\*\* SHARED OWNERSHIP 25% OWNERSHIP \*\***

**SOUGHT AFTER ROYAL MILITARY ACADEMY GATED DEVELOPMENT!!!**  
 Located near to Woolwich Town Centre and Woolwich Arsenal DLR and Crossrail, is this modern first floor apartment. Boasting a 116 year lease remaining, sizeable balcony and an underground parking bay. The abode offers a semi open plan layout internally with the lounge dining room adjacent to the contemporary fitted kitchen. Whilst off the hallway are the two double sized bedrooms and bathroom. The home is fully double glazed and gas centrally heated too.

The apartment comes with a concierge along with a gym and cricket pitch and the development can only be entered via secured cast iron gates controlled by the concierge.

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**2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## KITCHENER HOUSE, THE ACADEMY, WOOLWICH

- Modern & Spacious First Floor Apartment
- Near Woolwich Arsenal DLR & Crossrail
- Balcony
- Concierge, Gym & Cricket Pitchen
- Underground Parking Bay
- 116 Year Lease Remaining
- £174 Per Annum Service Charge
- Secured Gated Development
- Historic Royal Military Academy
- 691 Square Foot

