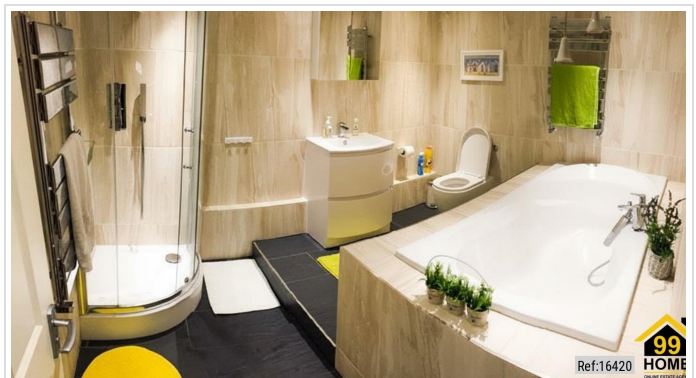


5 Bed Flat In Hillreach Rd , Woolwich, SE18 4AL

£520,000



# SHORT DESCRIPTION

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Property Ref: 16420 5 Bed Apartment, Licensed HMO, Woolwich SE18 Guide Price: £520,000 A spacious five-bedroom apartment arranged over lower and upper ground floor levels, currently operating as a licensed HMO but equally suitable for owner-occupiers or families seeking a large home with flexible accommodation. Located at Hillreach Road, Woolwich SE18, the property offers generous internal space, multiple bathrooms and access to a large shared rear garden, making it an attractive option for both investors and residential buyers. The layout works well for professional sharers, while also offering the flexibility to be used as a large family home with multiple bedrooms and ample living space. Key Features Guide Price £520,000 Licensed 5-bedroom HMO Flexible purchase - suitable for investors or owner occupiers Arranged over lower and upper ground floor levels Five bedrooms One ensuite bedroom Separate bathroom Additional WC Separate shower room Large shared rear garden Spacious accommodation throughout Strong rental demand area Excellent transport links Accommodation Upper Ground Floor The upper level provides several well-proportioned bedrooms together with shared bathroom facilities. One bedroom benefits from a private ensuite bathroom, providing additional convenience and privacy. The floor also includes access to a separate WC and shower room, allowing comfortable use for multiple occupants. Lower Ground Floor The lower ground floor provides additional bedrooms together with further living space, offering flexible accommodation that works well for either shared occupation or family use. The layout allows for good separation of rooms and communal areas, making the property particularly suitable for multi-occupancy living. Outside The property benefits from access to a large shared garden to the rear, providing valuable outdoor space for residents. This area offers an ideal space for relaxing, socialising or outdoor dining — an attractive feature for both tenants and owner-occupiers. Investment Potential The property is currently configured as a 5-bedroom HMO, offering strong appeal to buy-to-let investors seeking a property in a high-demand rental location. Woolwich has seen significant regeneration and investment in recent years, with strong demand from professionals working in Canary Wharf, the City and Central London. The combination of five bedrooms and multiple bathrooms makes the property particularly attractive for professional sharers. Location Hillreach is located in Woolwich SE18, a well-connected South East London area that has benefited from substantial regeneration and infrastructure investment. Transport connections include: Woolwich Arsenal Station Elizabeth Line (Crossrail) - providing fast access to Canary Wharf, Liverpool Street and Central London DLR services Mainline rail services Residents are also within easy reach of: Woolwich town centre Shops, cafés and restaurants River Thames waterfront Local parks and amenities The excellent transport connectivity and continued regeneration make Woolwich a popular location for both homeowners and renters. Hillreach offers a rare opportunity to acquire a large and flexible five-bedroom property that works equally well as an income-producing HMO investment or a spacious family home. With multiple bathrooms, generous accommodation and access to a large shared garden, the property provides excellent potential in a rapidly improving London location. Early viewing is highly recommended. Property Type: Flat Full selling price: £520000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Years): 93 Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £1140.00 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Communal Garden, Rear Garden Parking: On street Heating Type: Gas central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Tenant...

5

**Bed Room(s)**

3

**Bath Room(s)**

1

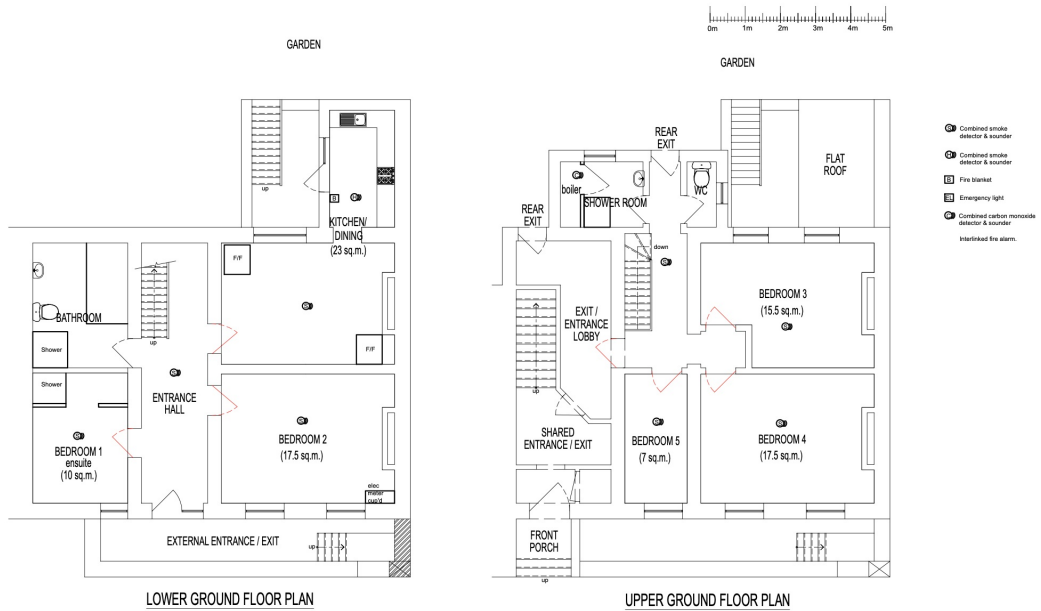
**Living Room(s)**

## FLOOR PLAN

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Illustrations are for identification purposes only and are not to scale.

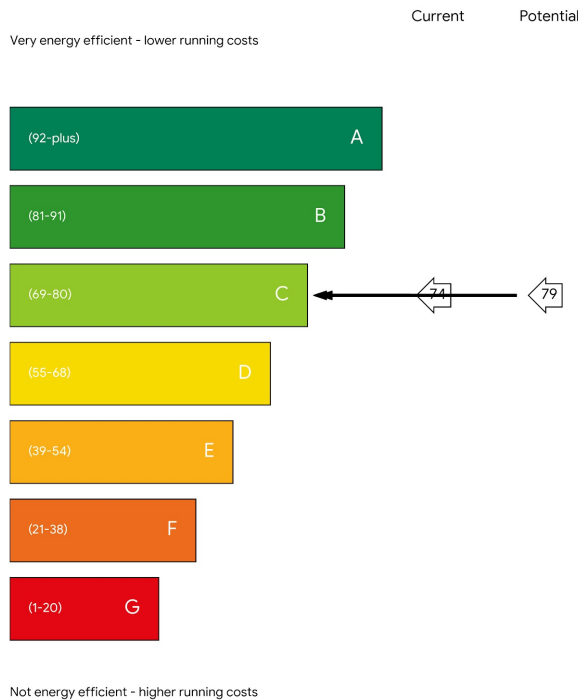
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy Efficiency Rating



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