



**Victory Parade, Plumstead Road, SE18**

Asking Price: £365,000

 Benham  
& Reeves



# Victory Parade, Plumstead Road, SE18

 1 Bedroom  1 Bathroom  Leasehold

A capacious one bedroom apartment located in Compton House, Royal Arsenal Riverside. Situated on the 5th floor and spanning approximately 547 square feet, this wonderful property boasts an open-plan, fully fitted kitchen with integrated appliances, as well as a large, stylish living area with a private balcony overlooking the garden. The flat benefits from an extremely spacious bedroom with built-in wardrobes. Also features good standard fixtures and fittings throughout, contemporary decor and flooring, and a stylish, fully tiled bathroom suite.

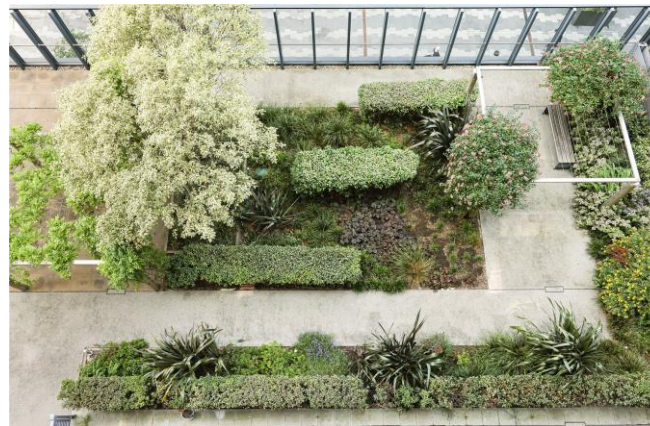
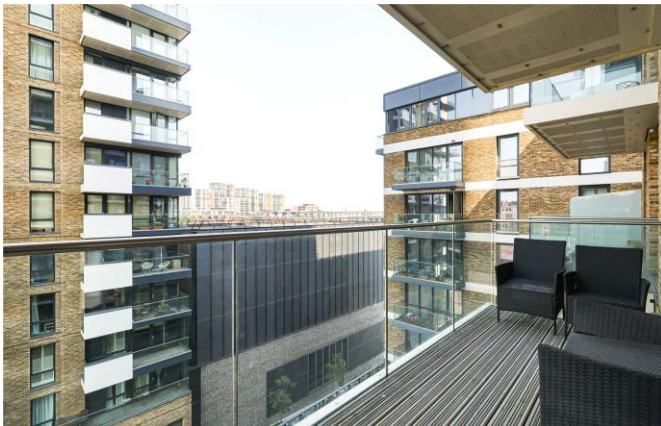
Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym and concierge office, a Marks & Spencer, a large Tesco supermarket and onsite access to the Elizabeth Line. Close by is a bustling high street featuring a mix of chain and independent shops, restaurants, cafés, and health facilities, including a pharmacy, a GP surgery and Woolwich Overground and DLR Station.



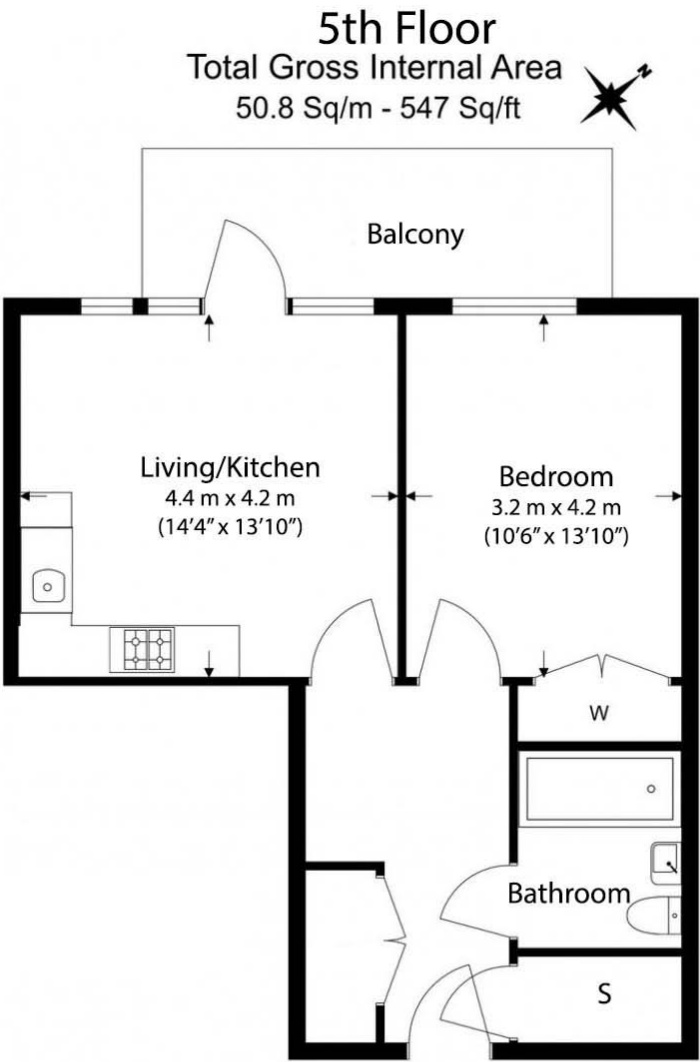


## Property Features:

- One Bedroom
- One Bathroom
- 5th Floor
- 547 Square Feet (Approx.)
- Balcony
- Cinema and Swimming Pool
- Residents' Gym
- 24-Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station







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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£365,000
Tenure:	Leasehold Expires 28/01/3020 Approximately 994 Years Remaining
Ground Rent:	£325.00 (per annum) 2025
Service Charge:	£3,146.07 (per annum) 2025 Annually
Anticipated Rent:	£1,800.00 pcm Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250145

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W: [www.benhams.com](http://www.benhams.com)

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