



Duke Of Wellington Avenue, Woolwich, SE18

Asking Price: £450,000

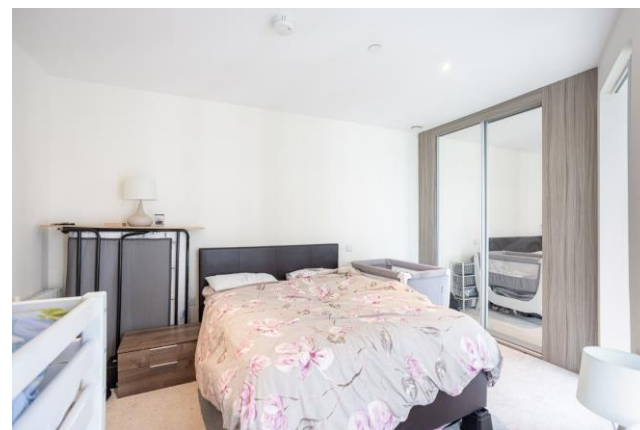
 Benham
& Reeves

Duke Of Wellington Avenue, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one-bedroom apartment located in Hampton Apartment, Royal Arsenal Riverside. Situated on the 5th floor and spanning an approximate 549 square feet, this fabulous apartment comprises an open plan living room with a modern kitchen with integrated appliances. One well-proportioned double bedroom and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge as well as being positioned within walking distance from the River Thames. Marks and Spencer occupies the commercial unit below the development and there is a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP is also close by.

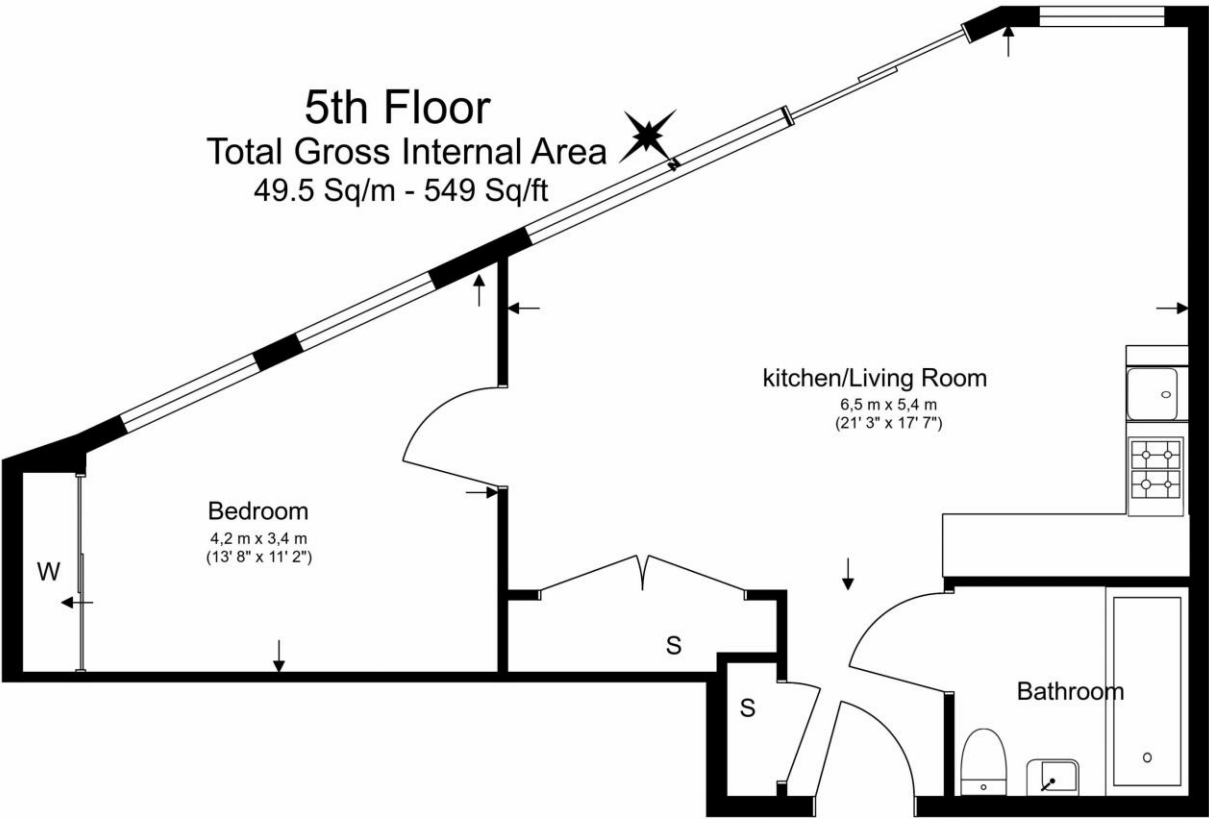




Property Features:

- Chain free
- One Double Bedroom
- One Bathroom
- 5th Floor
- 549 Square Feet (Approx.)
- Open Plan kitchen
- Residents Gym and 24 hours Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

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Tenure: Leasehold
Expires 01/01/3016
993 Years and 7 Months Remaining

Ground Rent: £187.5 (per annum) for the period of 2022

Service Charge: £2586.5 (per annum) for the period of 2022

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR220037

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W: www.benhams.com

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