



Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £430,000

 Benham
& Reeves

Judde House, Duke of Wellington Avenue, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

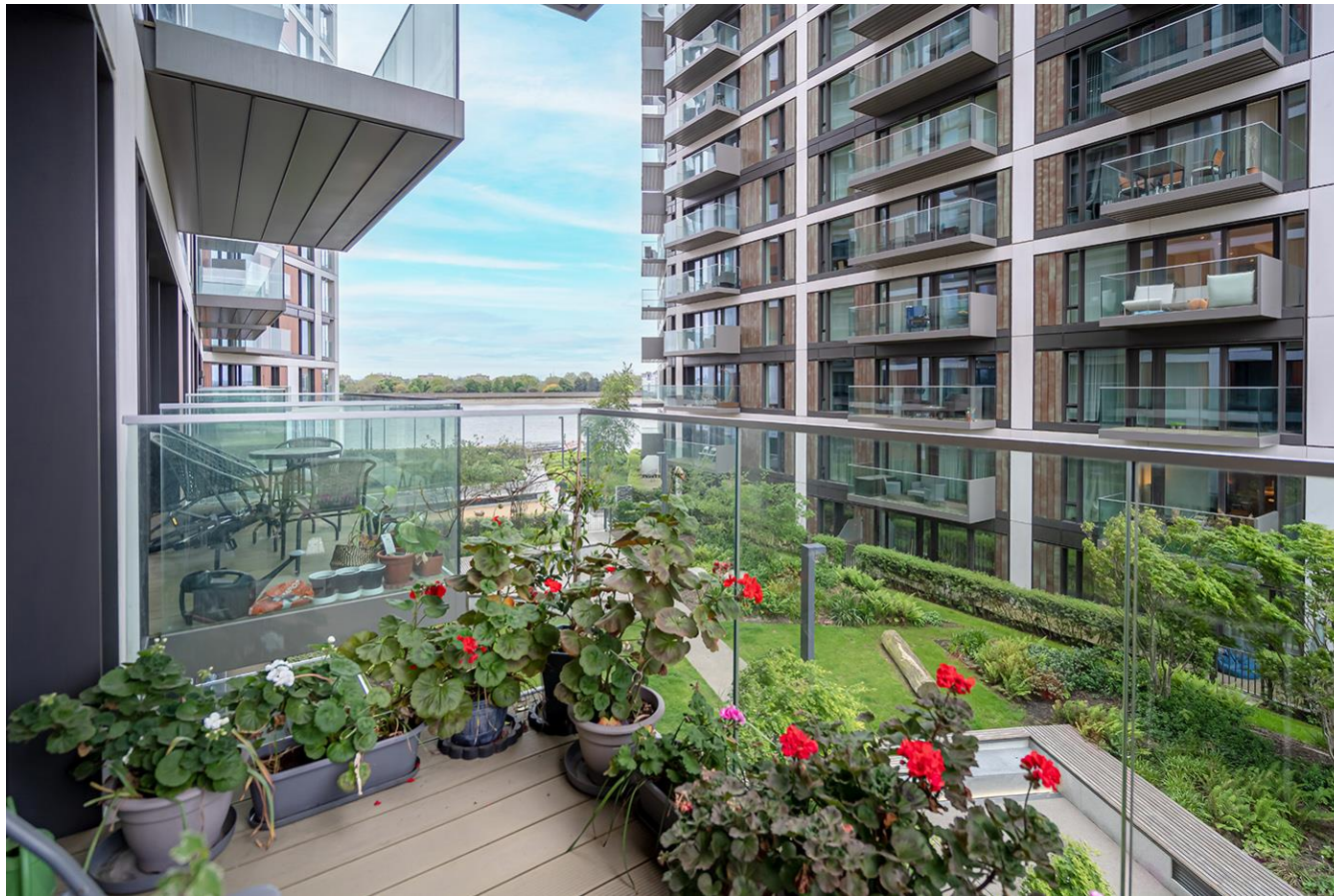
A spacious one bedroom apartment located in Judde House, Royal Arsenal Riverside. Situated on the 2nd floor and spanning an approximate 544 square feet, this fabulous apartment features a superb balcony with direct river view and comprises an open plan living room with a modern kitchen with integrated appliances, 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, cinema and 24 hour concierge as well as being positioned within walking distance of the River Thames. Marks and Spencer's occupies the commercial unit below the development and there is large Tesco supermarket a short walk away.

A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are also close by.



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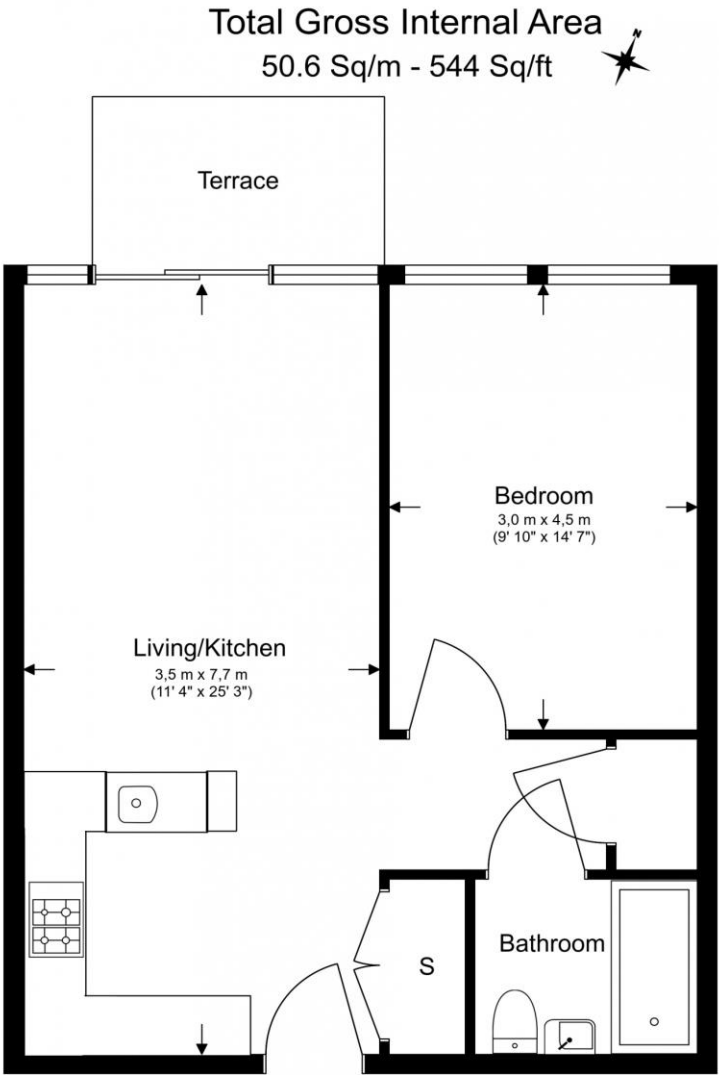


Property Features:

- Chain Free
- One Bedroom
- 2nd Floor
- 544 Square Feet (Approx.)
- Open Plan Kitchen
- Balcony with River View
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



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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	

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.

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 01/01/3018
Approximately 994 Years Remaining

Ground Rent: £375 (per annum) for the year 2023

Service Charge: £2372.8 (per annum) for the year 2023

Anticipated Rent: £1,880 pcm
Approx. 5.24 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR220132

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