



Biring House, Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £420,000

 Benham
& Reeves

Biring House, Duke of Wellington Avenue, Woolwich, SE18

 1 Bedroom  1 Bathroom  Leasehold

A bright one bedroom apartment located in Biring House, Royal Arsenal Riverside. The flat is situated on the fifth floor and spans approximately 562 square feet. This fabulous apartment features an open-plan living area with a sleek, fully integrated modern kitchen. The generously sized double bedroom includes bespoke built-in wardrobes, while the contemporary three-piece bathroom is finished with floor-to-ceiling tiling. Additional highlights include wooden flooring throughout the living space, ample storage, and a spacious private balcony perfect for unwinding.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, cinema, and concierge, as well as being positioned within walking distance of the River Thames. Marks & Spencer occupies the commercial unit within the development, and a large Tesco supermarket is located nearby. A bustling high street with chain and independent shops, restaurants, and health facilities, including a pharmacy and a GP, is all within the vicinity.

Transport links include Woolwich Underground, Elizabeth Line, and Woolwich DLR stations.

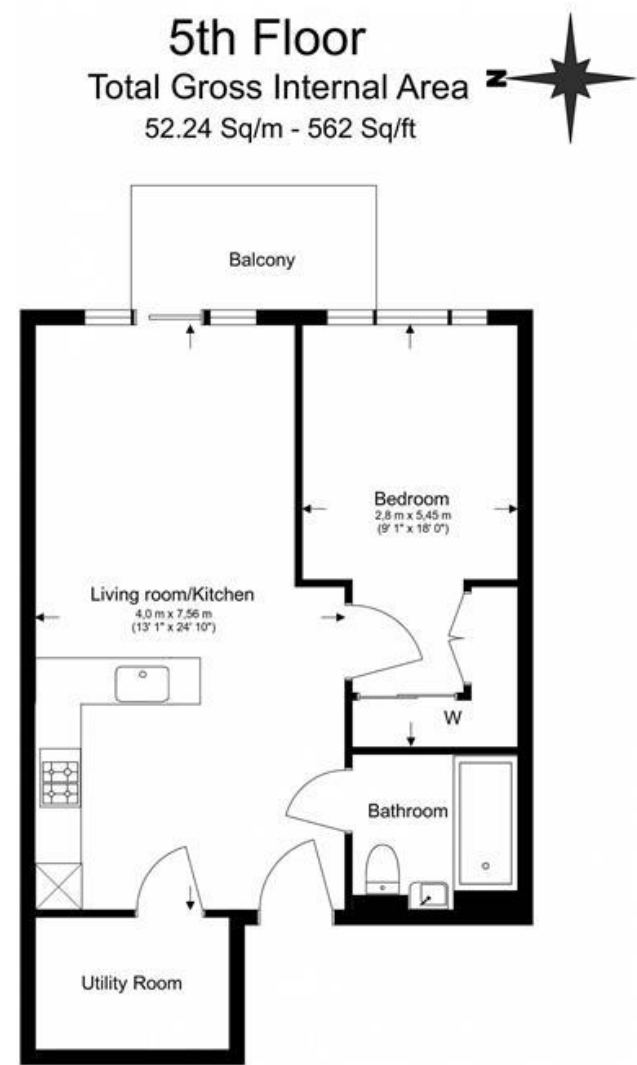




Property Features:

- Chain Free
- One Bedroom
- 5th Floor
- 562 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line





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:	£420,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2025
Service Charge:	£1,415.86 (per annum) for the year 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250205

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

