



# Cadet House, Plumstead Road, Woolwich, SE18

Price Reduced to: £385,000



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 1 Bedroom  1 Bathroom  Leasehold

This unusually large one bedroom contemporary apartment is set within the sought-after Royal Arsenal Riverside development by Berkeley Homes, offers a perfect blend of modern design, comfort, and location. Situated on the fourth floor of Cadet House, this apartment spans approximately 650 square feet of well-planned living space. The heart of the home is a spacious, open-plan living and dining area that seamlessly flows into a sleek, fully integrated kitchen equipped with high-quality appliances and elegant finishes. Large floor-to-ceiling windows bathe the interior in natural light and open onto a private, west-facing internal balcony, providing a tranquil space to relax and entertain throughout the year, regardless of the season. The generously sized double bedroom features built-in fitted wardrobes offering ample storage. At the same time, the luxurious three-piece en-suite bathroom is finished to a high standard with contemporary fixtures and fittings.

Residents of Royal Arsenal Riverside enjoy exceptional on-site amenities, including a concierge service, a residents' gym, and access to riverside walkways and private communal green spaces. Marks and Spencer occupies the commercial unit below the development, and a large Tesco supermarket is a short walk away. A bustling high street with chain and independent shops, restaurants, cafés, health facilities, including a Pharmacy and GP, is all close by.

Excellent transport links are also conveniently close at hand, including Woolwich Arsenal DLR and National Rail stations, as well as the Elizabeth Line for swift access to Central London and beyond.





## Property Features:

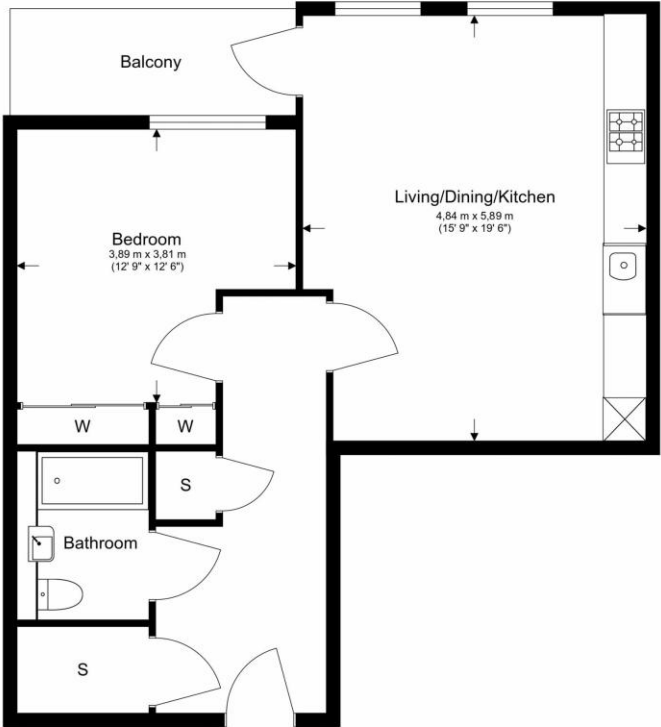
- Chain Free
- Unusually Large One Bedroom Apartment
- Fourth Floor
- 650 Square Feet (Approx.)
- Open-Plan Kitchen
- Internal West-Facing Balcony
- Communal Garden
- Excellent Decorative Order
- Residents' Gym and Concierge
- Woolwich Arsenal DLR and Rail Station
- Elizabeth Line



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Total Gross Internal Area  
60.3 Sq/m - 650 Sq/ft



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		
69-80	C	78 C	78 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.

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Tenure: Leasehold  
Expires 29/01/3000  
Approximately 973 Years Remaining

Ground Rent: £455.42 (per annum)  
to 2035

Service Charge: £3,610.00 (per annum)  
till March 2026

Anticipated Rent: £2,000.00 pcm  
Approx. 6.2% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250225

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

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