



Duncombe House, Victory Parade, Woolwich, SE18

Asking Price: £340,000

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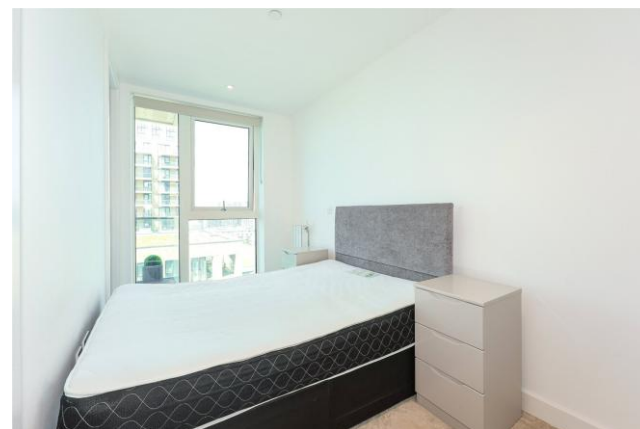
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 1 Bedroom  1 Bathroom  Leasehold

Located in Duncombe House at Royal Arsenal Riverside is this one-bedroom Manhattan apartment. Spanning approximately 440 square feet of living space. The apartment features a stylish open-plan kitchen with integrated appliances and a living area that extends onto a private west-facing balcony. The spacious double bedroom features built-in wardrobes and impressive floor-to-ceiling windows, flooding the room with natural light. The modern three-piece bathroom is finished to a high standard with full-height tiling and includes both a bath and overhead shower. Further benefits include extra storage space and wooden flooring throughout the living area.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, sauna and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's occupy the commercial unit nearby, and a large Tesco supermarket is a short walk away, along with a bustling high street with chain and independent shops, restaurants, cafés, and health facilities, including a pharmacy and GP.

The development is well connected to Woolwich Arsenal DLR, National Rail, and the Elizabeth line, providing excellent transport links across London.



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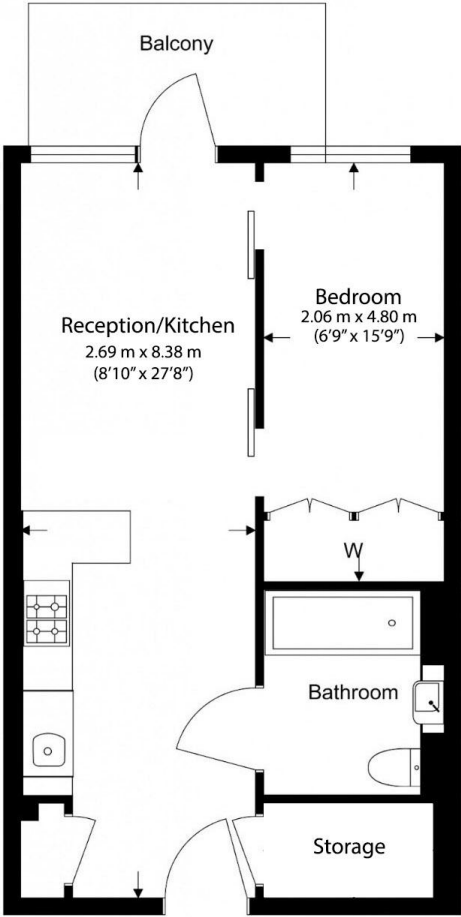


Property Features:

- One Bedroom Manhattan
- 12th Floor
- 440 Square Feet (Approx.)
- Open-Plan Kitchen
- Private West-Facing Balcony
- Residents' Gym and 24 hour Concierge
- Cinema and Swimming Pool
- Woolwich National Rail and DLR Station
- Elizabeth Line



12th Floor
Total Gross Internal Area
40.9 Sq/m - 440 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 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:	£340,000
Tenure:	Leasehold Expires 28/01/3000 Approximately 973 Years Remaining
Ground Rent:	£468.36 (per annum) for the year 2026
Service Charge:	£2,287.00 (per annum) for the year 2026
Anticipated Rent:	£1,700.00 pcm Approx. 6.0% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260207

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