



Biring House, Duke of Wellington Avenue, Woolwich, SE18 
Asking Price: £420,000

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 third 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 with a river view, perfect for unwinding. As well as Right to park

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, cinema, and concierge, and are 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.

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



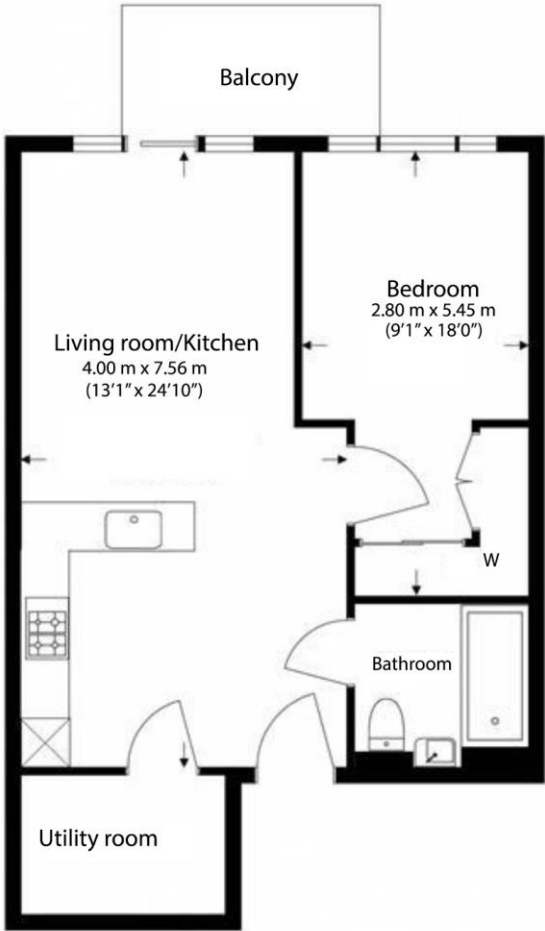


Property Features:

- Right To Park
- One Double Bedroom
- 3rd Floor
- 540 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich National Rail and DLR Station
- Elizabeth Line Nearby



Total Gross Internal Area
52.2 Sq/m - 562 Sq/ft



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 989 Years Remaining
Ground Rent:	£425 (per annum) until January 2026
Service Charge:	£2,690.78 (per annum) until January 2026
Anticipated Rent:	£2,000.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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