



**Naval House, Victory Parade, Plumstead Road, Woolwich, SE18**

Price Reduced to: £425,000

 Benham  
& Reeves

# Naval House, Victory Parade, Plumstead Road, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in Naval House in Royal Arsenal Riverside, this two bedroom, two bathroom apartment is situated on the third floor and spans approximately 755 square feet. There is a spacious hallway featuring storage space and leading to an open-plan kitchen that flows directly into the living space, and is met with a west-facing balcony. The main bedroom has built-in wardrobes and an en-suite shower room. There is a second double bedroom with ample light and there is also a three-piece suite bathroom. Additional benefits include ample lighting, newly painted throughout, and wooden flooring in the living area.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's occupy the commercial unit below the block, 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, Overground, and the Elizabeth line, providing excellent transport links across London.

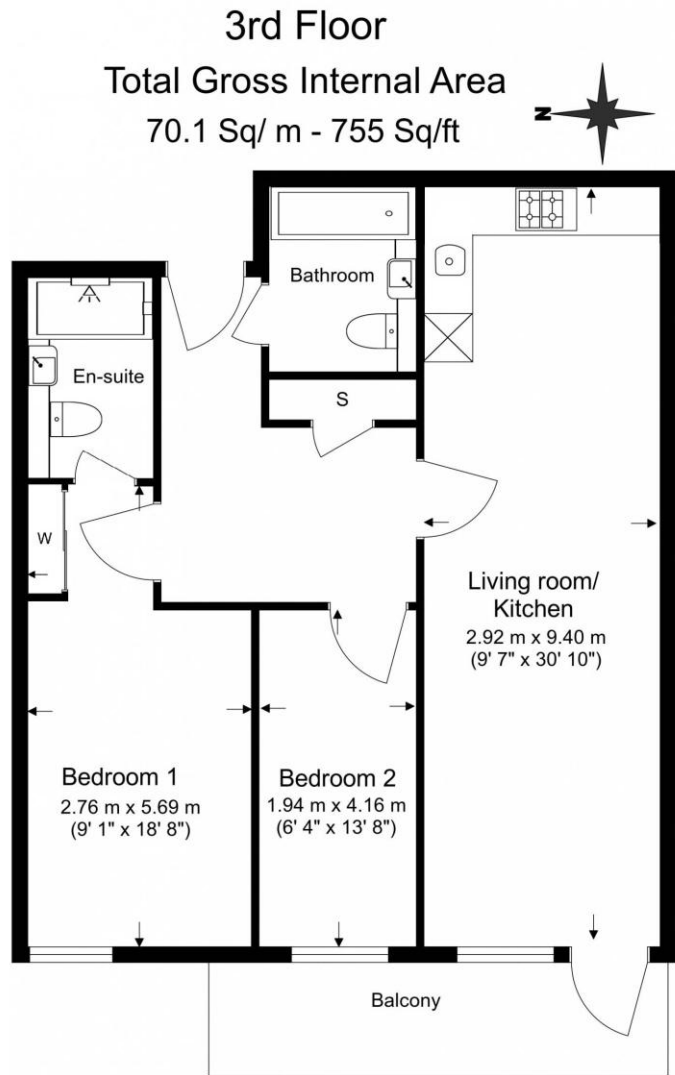




## Property Features:

- Two Bedrooms
- Two Bathrooms
- 3rd Floor
- 755 Square Feet (Approx.)
- Open-Plan Kitchen
- West-Facing Balcony
- Communal Garden
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station





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		

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 29/01/3000  
Approximately 973 Years Remaining

Ground Rent: £455.52 (per annum)  
for the year 2026

Service Charge: £4,301.85 (per annum)  
until June 2026

Anticipated Rent: £1,898.00 pcm  
Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250268

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

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