



Duke of Wellington Avenue, Royal Arsenal, SE18

Asking Price: £600,000

 Benham
& Reeves

Norton House, Duke of Wellington Avenue, Royal Arsenal, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located in Norton House, Royal Arsenal Riverside. Situated on the 13th floor and spanning an approximate 771 square feet, this fabulous apartment comprises an open plan living room with a modern kitchen with integrated appliances. Two well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room and a south-east facing balcony with direct river views. The flat also has additional storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool, cinema and concierge as well as being positioned within walking distance of the River Thames. Marks and Spencer's occupy the commercial unit below the development and there is large Tesco supermarket a short walk away.

A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are also close by.

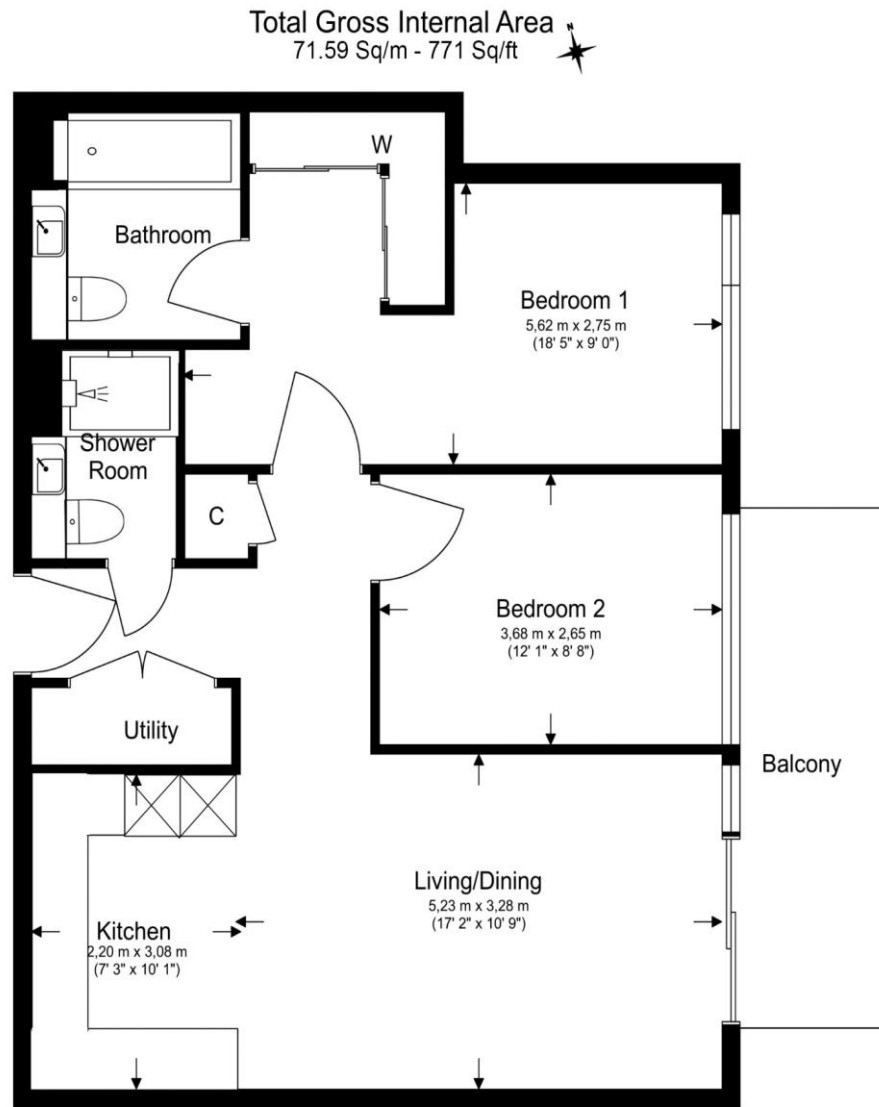




Property Features:

- Two Double Bedrooms
- Two Bathrooms
- 13th Floor
- 771 Square Feet (Approx.)
- Open Plan Kitchen
- Balcony with River View
- Parking
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station and On-Site Crossrail Station





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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 01/01/3018 Approximately 992 Years Remaining
Ground Rent:	£475.00 (per annum) for the year 2025
Service Charge:	£4,100.00 (per annum) for the year 2025 (including car park charges)
Anticipated Rent:	£2,700.00 pcm Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR230004

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