



## Argyll Road, Royal Arsenal, SE18

Price Reduced to: £550,000

 Benham  
& Reeves



# Argyll Road, Royal Arsenal, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom duplex apartment, arranged over three floors, with partial river view and located in Building 49 Royal Arsenal Riverside. This apartment is located on the first and second floors of the building and spans an approximate 1,017 square feet. This captivating apartment compromises an open-plan living space with a fitted kitchen. The main bedroom has an en-suite shower room with an additional well-proportioned second double bedroom and a modern bathroom. There is a third floor mezzanine with retained wood beams and exposed brickwork. Additional benefits include wooden flooring in the living room and storage space.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym and concierge office as well as being positioned within walking distance of the River Thames. There is a Marks and Spencer's and a Tesco within the development, all in close proximity to a bustling high street with chain and independent shops, restaurants, cafés and health facilities, including a pharmacy and a GP.

Transport Links include both Woolwich Elizabeth line and Woolwich DLR stations.





## Property Features:

- Chain Free
- 2 Bedrooms
- 2 Bathrooms
- 1st and 2nd Floor
- 1017 Square Feet (Approx.)
- Open-Plan Kitchen
- Third Floor Mezzanine
- Allocated Parking
- Residents Gym and 24 Hour Concierge
- Woolwich Overground and DLR Station







Benham & Reeves

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Price Reduced      £550,000

to:

Tenure:              Leasehold  
Expires 22/01/3000  
Approximately 974 Years Remaining

Ground Rent:      £300.00 (per annum)  
for the year 2025

Service Charge:   £4,000.00 (per annum)  
for the year 2025

Anticipated Rent:   £2,400.00 pcm  
Approx. 5.2% Yield

## Viewings:

All viewings are by appointment only  
through our Woolwich Office.

Our reference: WOO250042

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

