



Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £575,000

 Benham
& Reeves

Duke of Wellington Avenue, Woolwich, SE18

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious two bedroom apartment located in Judde House, Royal Arsenal Riverside. Situated on the 15th floor and spanning an approximate 674 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 bathroom. Additional benefits include wooden flooring in the living room and a generous balcony with direct river views. The flat also benefits from 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 occupies the commercial unit below the development and there is large Tesco supermarket a short walk away.

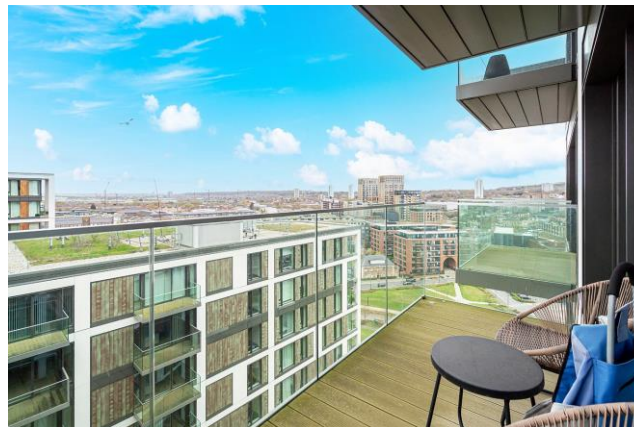
A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are also close by.



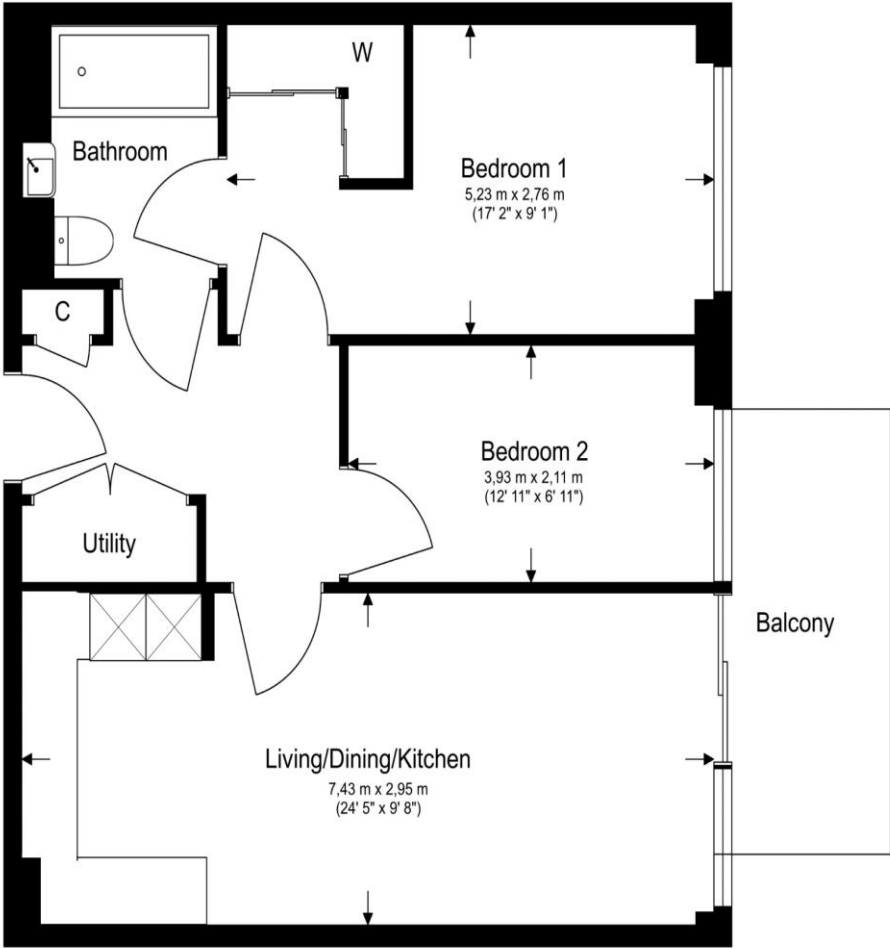


Property Features:


- Two Double Bedrooms
- 15th Floor
- 674 Square Feet (Approx.)
- Open Plan Kitchen
- Private Balcony with River Views
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



Total Gross Internal Area
62.58 Sq/m - 674 Sq/ft



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	86	86
(69-80) C		
(55-68) D		
(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.

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Tenure: Leasehold
Expires 01/01/3018
Approximately 994 Years Remaining

Ground Rent: £425 (per annum) for the year 2023

Service Charge: £2950 (per annum) for the year 2023

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR230001

T: 020 7740 3050

E: woolwich.sales@benhams.com

W: www.benhams.com

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