



Duncombe House, Victory Parade, Woolwich, SE18

Asking Price: £515,000

 Benham
& Reeves

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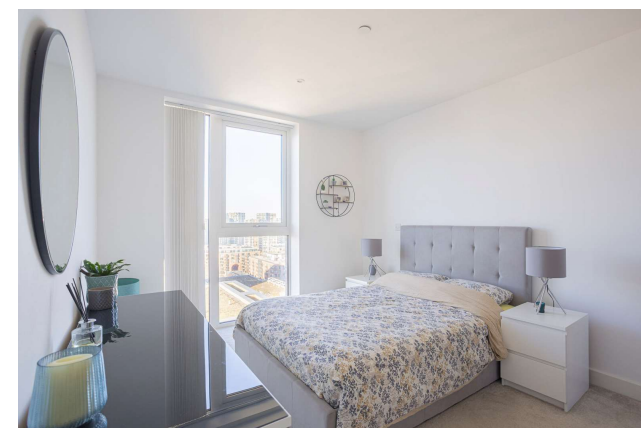
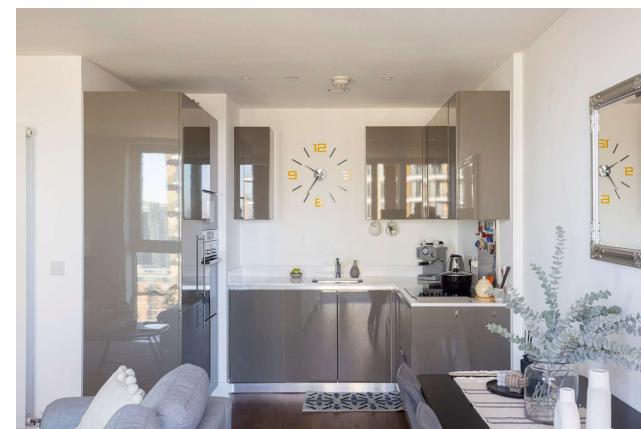
 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning two bedroom apartment arranged over the 14th floor of Duncombe House at Royal Arsenal Riverside, where luxury meets panoramic river views. The flat offers a contemporary living experience in one of London's most sought-after locations. The modern kitchen is equipped with high-end stainless steel appliances, sleek countertops, and ample cabinet space. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this kitchen is both functional and stylish.

The highlight of this apartment is undoubtedly the breathtaking river view. Floor-to-ceiling windows in the living area and bedrooms frame the scenery, allowing you to indulge in the beauty of the Thames River and the City beyond. Imagine waking up to the soothing sound of the river and witnessing spectacular sunsets from the comfort of your home. There are two well-appointed bedrooms and the main bedroom has built-in cupboard complete with modern fixtures. The second bedroom is versatile and is suitable for guests, a home office, or a cozy personal space.

Residents of Duncombe House enjoy exclusive access to a range of amenities, including a swimming pool, cinema, gym and communal. The building is meticulously maintained, providing a sense of security and tranquillity.

Situated in the Royal Arsenal Riverside development, this apartment benefits from its proximity to a variety of shops, restaurants, and cultural attractions. Excellent transport links, including nearby train stations and bus routes, make commuting a breeze, connecting you to the heart of London and beyond.



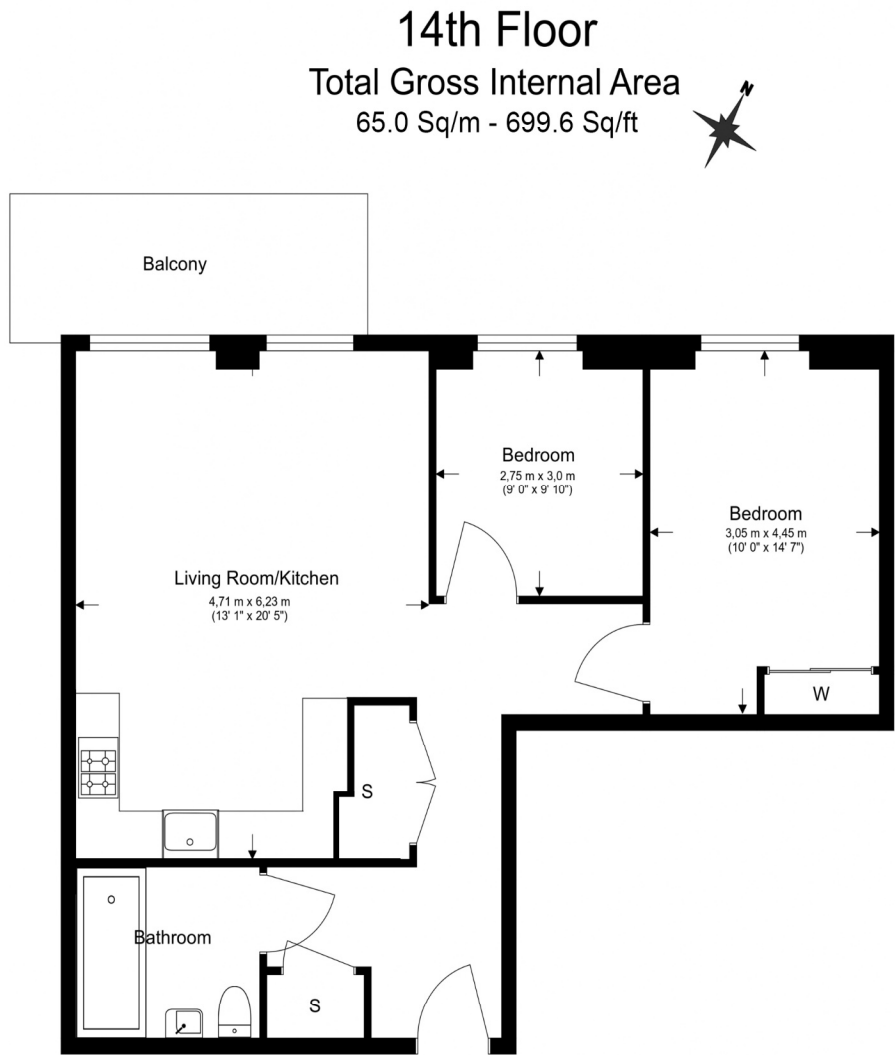
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Property Features:

- Chain Free
- Two Double Bedrooms
- Bathroom
- 14th Floor
- 700 Square Feet (Approx.)
- Balcony with River View
- Open Plan kitchen
- Residents' Gym and Swimming pool
- Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station





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	

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.

Asking Price:	£515,000
Tenure:	Leasehold Expires 28/01/3000 Approximately 976 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2024
Service Charge:	£4,238.00 (per annum) for the year 2024
Anticipated Rent:	£2,250.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO230010

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