



## Building 48, Marlborough Road, Woolwich, SE18

Asking Price: £499,999

 Benham  
& Reeves



# Building 48, Marlborough Road, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A newly refurbished 2 bedroom, 2 bathroom apartment located on the second floor of the prestigious Royal Arsenal Riverside in SE18. This stunning residence is the epitome of modern living, seamlessly blending contemporary design with modern comfort. The open-concept living and dining area is bathed in natural light streaming through the double-glazed windows, creating a bright and inviting atmosphere.

The kitchen is equipped with state-of-the-art appliances, ample storage and a pristine countertop. Whether you're an aspiring chef or simply enjoy the convenience of a well-appointed kitchen, this space is sure to impress.

The two bedrooms are generously proportioned. The main bedroom features an en-suite bathroom and second bathroom is equally well-appointed, boasting modern fixtures.

Residents of Royal Arsenal Riverside benefit from an array of amenities, including 24-hour concierge services, fitness facilities and beautifully landscaped communal areas. The development's prime location provides easy access to local shops, trendy cafes, and the vibrant cultural scene of SE18. Transportation is a breeze, with convenient access to nearby train and bus services, as well as the Thames Clipper for a scenic commute along the river.



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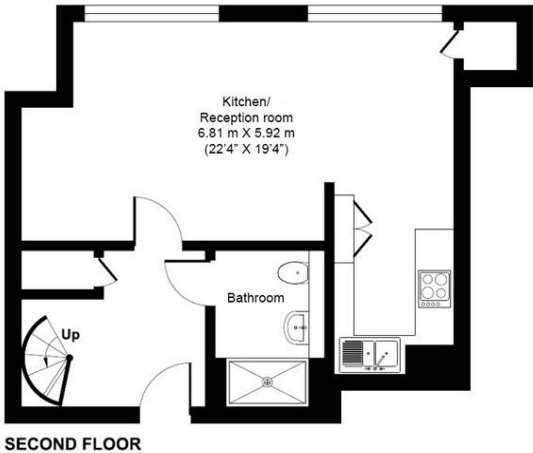
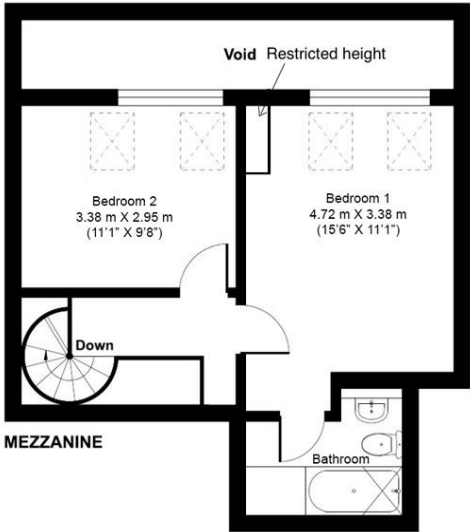


## Property Features:

- Two Double Bedrooms
- Two bathrooms
- Second floor
- 810 Square Feet (Approx.)
- Brand New Open-Plan Kitchen
- Newly Refurbished
- Double Glazed Windows
- Allocated Parking
- Residents' Gym and 24-hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station



Total Gross Internal Area  
75.2 Sq/m - 810 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		
(69-80) C		77
(55-68) D	65	
(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.

Asking Price:	£499,999
Tenure:	Leasehold Expires 21/01/3000 Approximately 976 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£3,500.00 (per annum) for the year 2024
Anticipated Rent:	£2,400.00 pcm Approx. 5.8% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO230018

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