



## Amphion House, Thunderer Walk, Woolwich, SE18

Asking Price: £650,000

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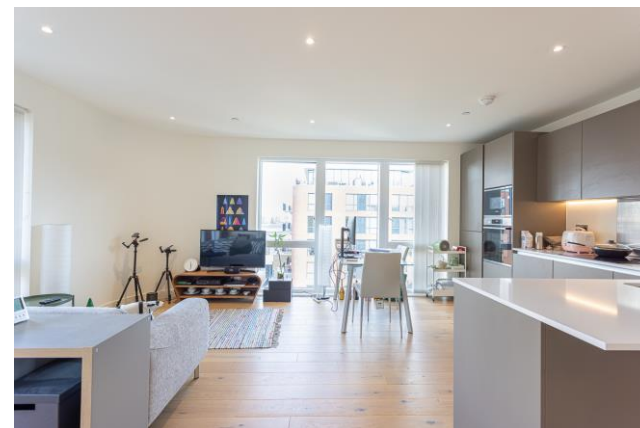


# Amphion House, Thunderer Walk, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A large two bedroom, two bathroom apartment located in Amphion House, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 850 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. The flat also benefits from additional storage, a balcony and secure car parking.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge as well as being positioned within walking distance from River Thames. Marks and Spencer's at 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 is also close by.



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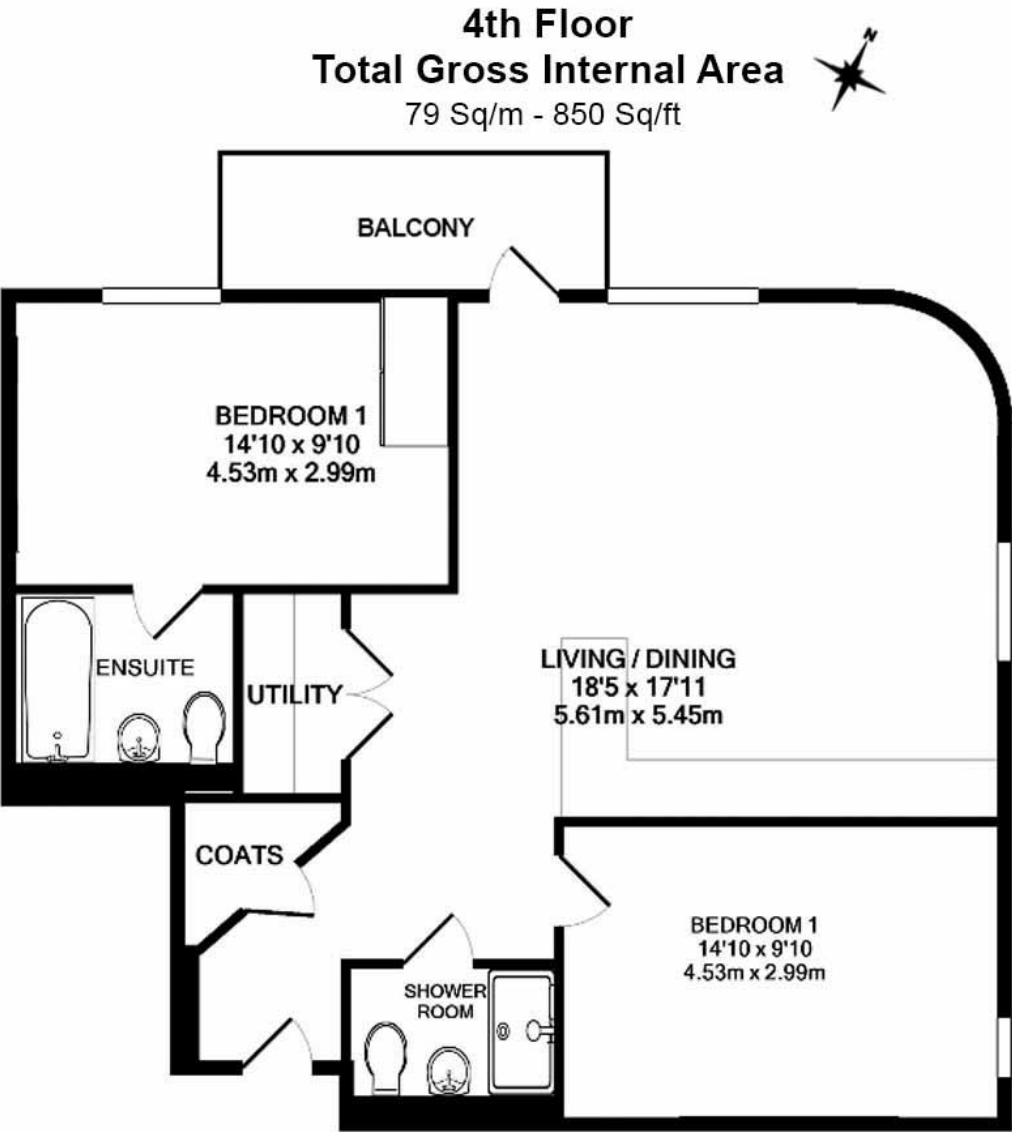


## Property Features:


- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 850 Square Feet (Approx.)
- Parking
- Balcony
- River View
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR 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
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.

Asking Price:	£650,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	£475.00 (per annum) for the year 2024
Service Charge:	£5,156.00 (per annum) for the year 2024
Anticipated Rent:	£2,700.00 pcm Approx. 5.0 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240060

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