



Thalia House, Thunderer Walk, Woolwich, SE18

Price Reduced to: £575,000

 Benham
& Reeves

Thalia House, Thunderer Walk, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A splendid two bedroom, two bathroom apartment located in Thalia House, Royal Arsenal Riverside. Situated on the third floor and spanning approximately 759 square feet, this spacious apartment comprises an open-plan living room with a modern kitchen featuring integrated appliances. The main bedroom has an en-suite bathroom, there is a second double bedroom, and a shower room. Additional benefits include wooden flooring throughout and ample storage.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, and concierge, as well as being positioned within walking distance of the River Thames. There is an on-site Marks & Spencer, a large Tesco supermarket, and direct access to the Elizabeth Line.

Locally, there is a bustling high street featuring a mix of chain and independent shops, restaurants, and health facilities, including a pharmacy and a GP surgery.

Woolwich Arsenal DLR, Elizabeth Line, and Thames Clipper Pier provide excellent transport links across London



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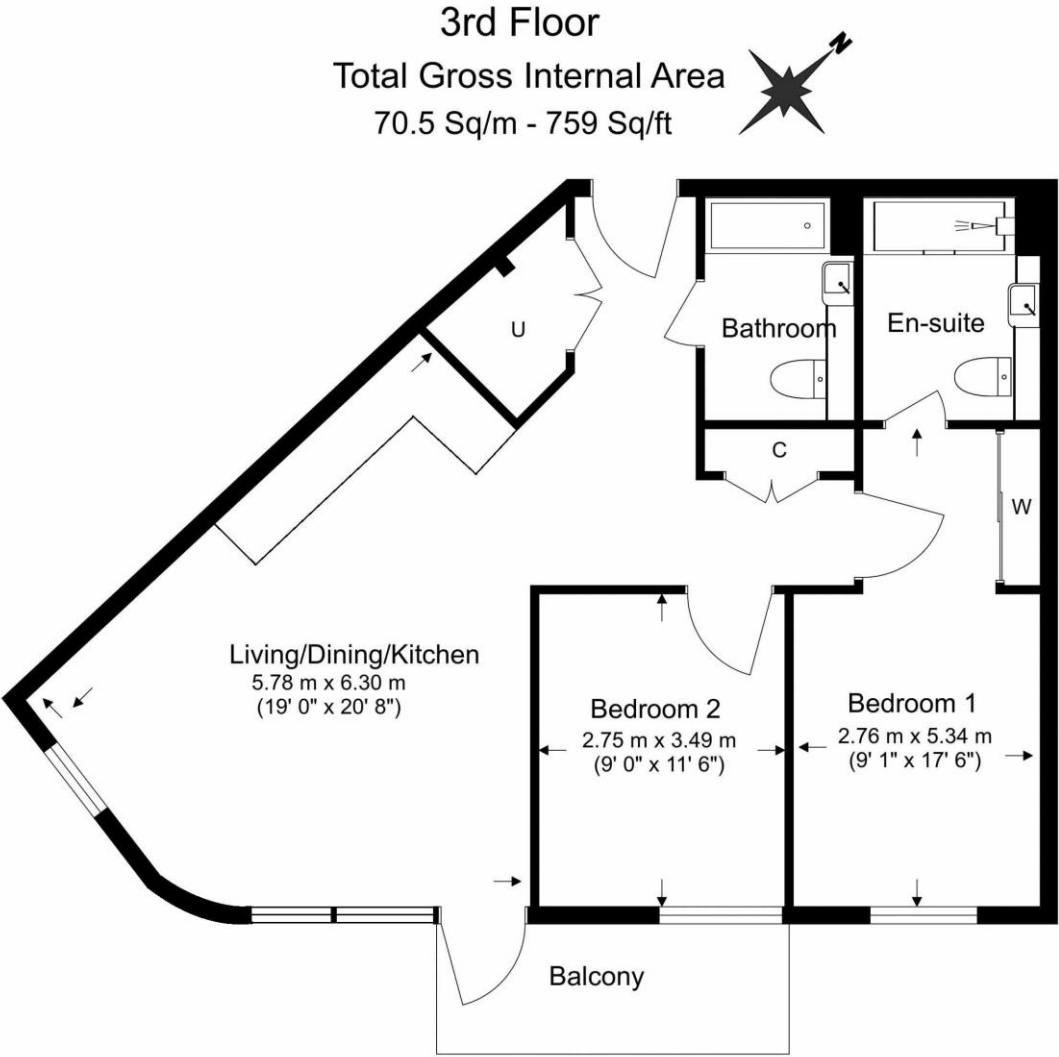


Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- 3rd Floor
- 759 Square Feet (Approx.)
- Balcony
- Parking
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- On-site Elizabeth Line Station
- Woolwich Overground and DLR Station



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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 31/12/3015
Approximately 990 Years Remaining

Ground Rent: £475.00 (per annum)
Increase: By RPI for the relevant year

Service Charge: £4,411.56 (per annum)
for the year 2025

Anticipated Rent: £2,500.00 pcm
Approx. 4.9% Yield

Viewings:

All viewings are by appointment only
through our Woolwich Office.

Our reference: WOO240125

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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