



Amphion House, Thunderer Walk, Woolwich, SE18

Asking Price: £600,000

 Benham
& Reeves

Amphion House, Thunderer Walk, Woolwich, SE18

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located in Amphion House, Royal Arsenal Riverside. Situated on the 5th floor and spanning an approximate 798 square feet, this apartment comprises an open-plan living room with a modern kitchen with integrated appliances. There are two well-proportioned double bedrooms with the main bedroom featuring an en-suite shower room, 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 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. Marks and Spencer's is at the commercial unit below the development, and there is a 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.

The development is well-connected with the Woolwich Arsenal DLR and the new Elizabeth Line, providing excellent transport links across London.

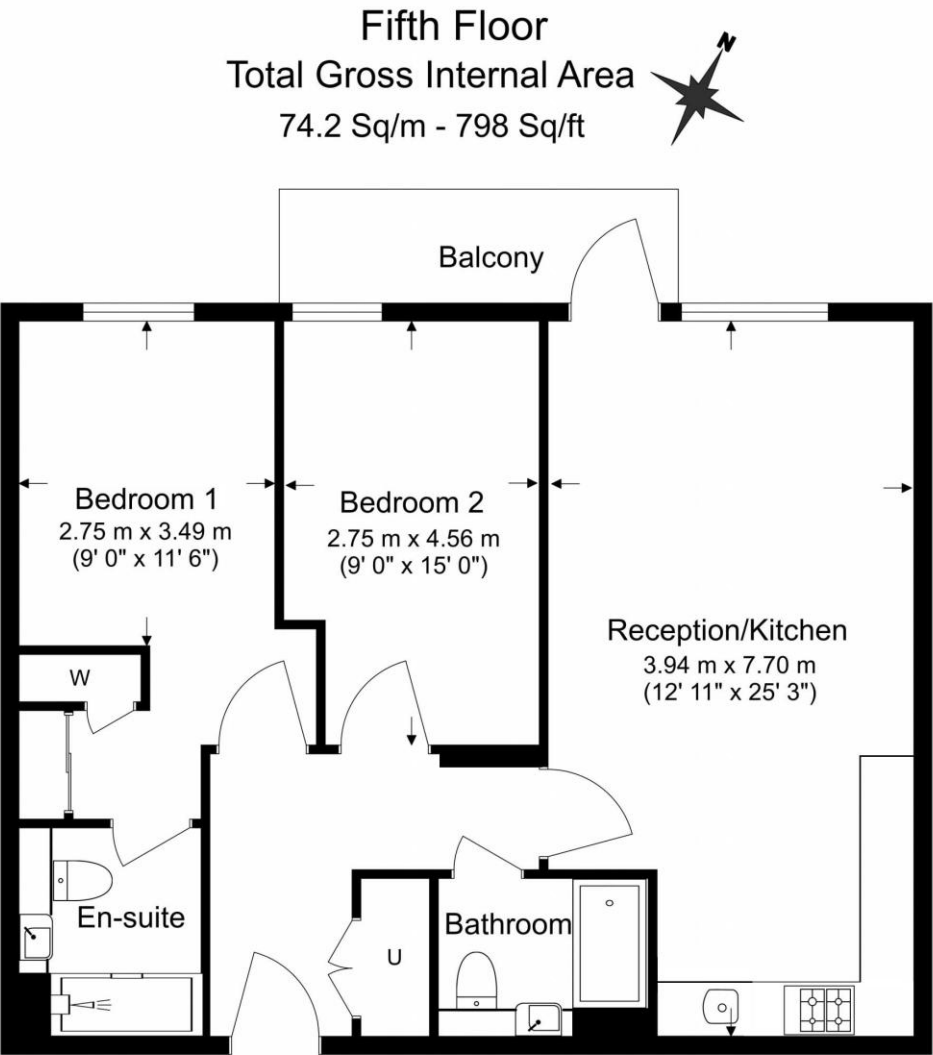




Property Features:

- Two Bedrooms
- Two Bathrooms
- 5th Floor
- 798 Square Feet (Approx.)
- Open-Plan Kitchen
- Parking
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour 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	87	87
(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:	£600,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£475.00 (per annum) for the year 2025
Service Charge:	£4,600.00 (per annum) for the year 2025
Anticipated Rent:	£2,500.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250004

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