



Duncombe House, Victory Parade, Woolwich, SE18

Asking Price: £475,000

Benham
& Reeves

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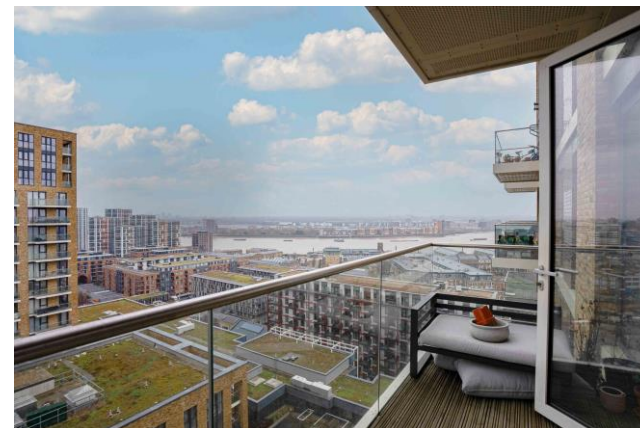
 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning two bedroom apartment arranged over the 16th floor of Duncombe House at Royal Arsenal Riverside, where luxury meets panoramic river views. The flat offers a contemporary living experience in one of South-East 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 from the west-facing balcony. 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, as 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 gardens. The building is meticulously maintained, providing a sense of security and tranquillity.

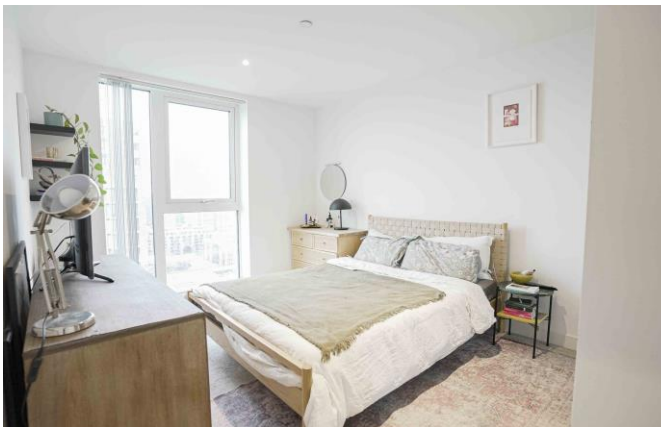
Situated in the Royal Arsenal Riverside development, this apartment benefits from its proximity to a variety of shops, restaurants and cultural attractions. Excellent transport links, including nearby train stations and bus routes, make commuting a breeze, connecting you to the heart of London and beyond.

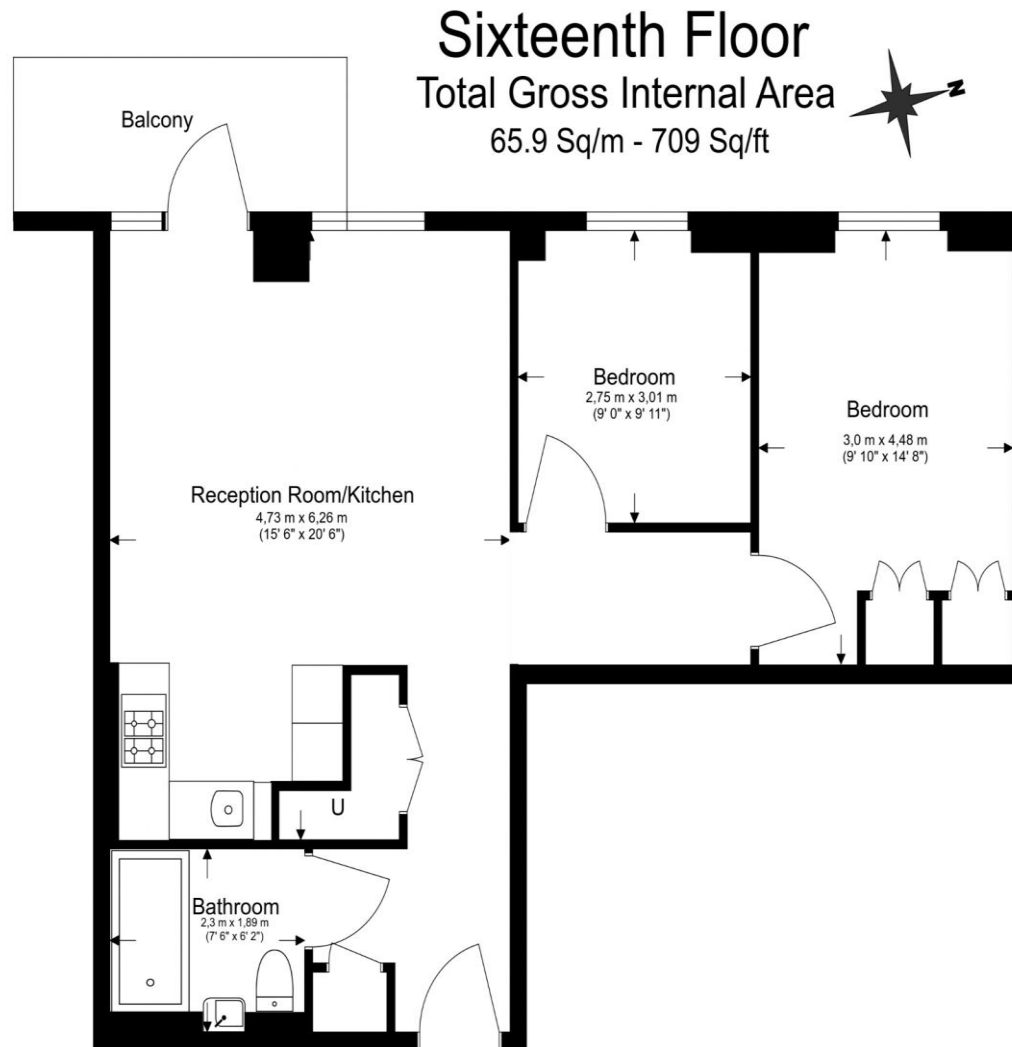




Property Features:

- Chain Free
- Two Double Bedrooms
- 16th Floor
- Open-Plan Kitchen
- West Facing Balcony with River View
- 709 Square Feet (Approx.)
- Residents' Gym and Swimming pool
- Communal Garden
- Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£475,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 974 Years Remaining
Ground Rent:	£425.00 (per annum) for the year 2025 Review increase: By RPI for the relevant year
Service Charge:	£4,228.00 (per annum) for the year 2025
Anticipated Rent:	£2,200.00 pcm Approx. 5.6 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250014

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