



Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

Guide Price: £500,000

 Benham
& Reeves

Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in Imperial Building, Royal Arsenal Riverside is this thoughtfully designed two bedroom, two bathroom apartment. Situated on the third floor and spanning approximately 790 square feet, featuring a spacious open-plan-kitchen and living area with a private balcony showing partial river views. The main bedroom benefits from a built-in wardrobe and an en-suite bathroom. There is a second double bedroom with ample lighting and space, and a family three-piece bathroom. Additional benefits include access to the balcony from each bedroom, providing plenty of natural light throughout the day, and extra storage space.

Residents of Royal Arsenal Riverside enjoy premium amenities, including a private gym, and concierge service. Ideally located near the River Thames, the development offers both convenience and scenic views. Nearby, you'll find Marks & Spencer, a large Tesco, and a vibrant high street with popular chains, independent shops, and restaurants. Essential services such as a pharmacy and GP practice are also close at hand.

Excellent transport links are also conveniently close at hand, including Woolwich Arsenal DLR and National Rail stations, as well as the Elizabeth Line for swift access to Central London and beyond.



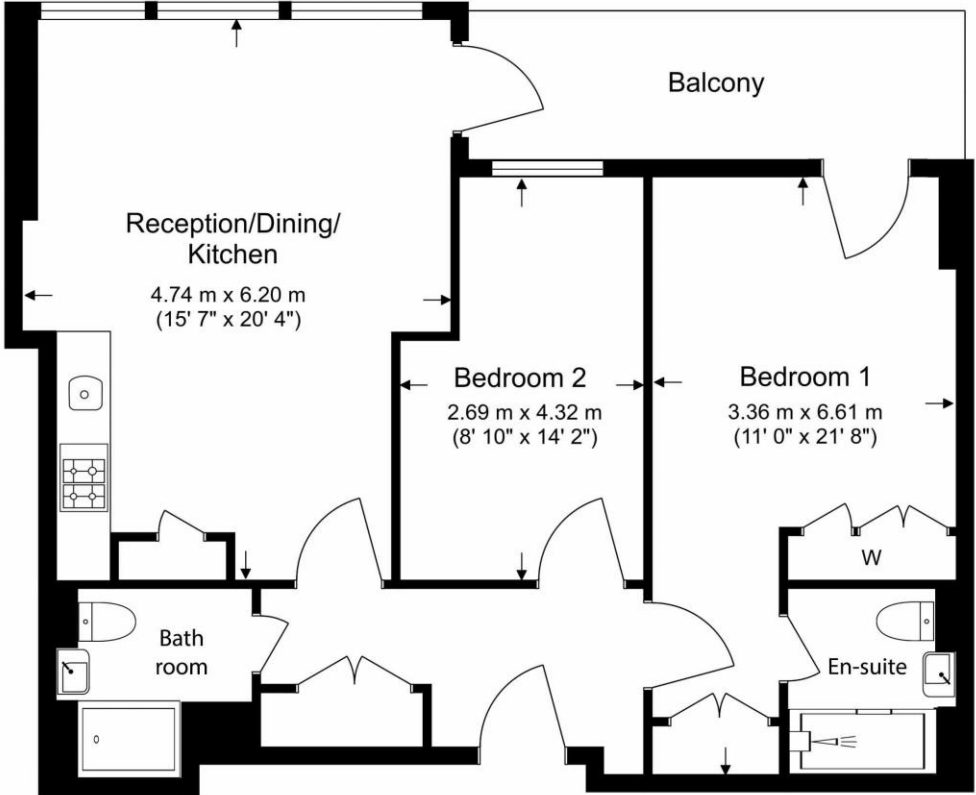


Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 790 Square Feet (Approx.)
- Balcony
- Open-Plan Kitchen
- Secure Underground Parking
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line



3rd Floor
 Total Gross Internal Area
 73.4 Sq/m - 790 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£500,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 973 Years Remaining
Ground Rent:	£550.00 (per annum) to June 2026
Service Charge:	£3,850.00 (per annum) to June 2026
Anticipated Rent:	£2,400.00 pcm Approx. 5.8% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250017

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