



# Amphion House, Thunderer Walk, Woolwich, SE18

Asking Price: £600,000

 Benham  
& Reeves



# Amphion House, Thunderer Walk, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A serene two bedroom two bathroom apartment located in Amphion House, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 844 square feet. This fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. A main bedroom with an en-suite, an additional double bedroom, and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room, additional storage, a balcony, and secure car parking.

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

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



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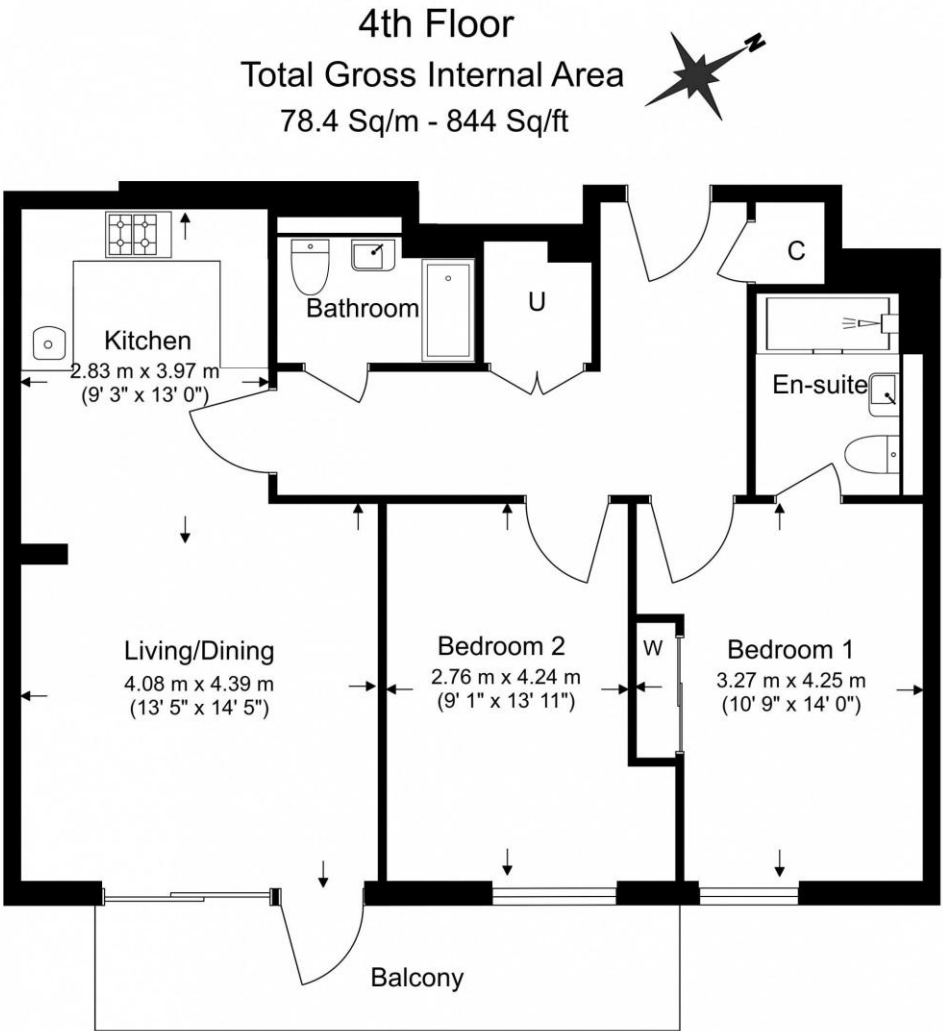


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 844 Square Feet (Approx.)
- Open-Plan Kitchen
- Parking
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line Nearby







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 01/01/3016 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: WOO250077

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