



Argyll Road, Woolwich, SE18

Asking Price: £450,000

 Benham
& Reeves

Argyll Road, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A radiant two double bedroom, two bathroom apartment located in Building 50, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 734 square feet, this spacious apartment comprises an open-plan living room with a modern kitchen with integrated appliances. The reception room has floor-to-ceiling windows that lead directly onto the private balcony overlooking the lagoon feature. Additional benefits include additional storage and an underground, secured, allocated parking space.

A bustling high street with chain and independent shops, restaurants, health facilities, including a pharmacy and a GP, is also close by. There are two on-site supermarkets as well as a variety of pubs, cafes, a bakery and a fortnightly farmers' market in the Royal Arsenal development. Residents are serviced by a host of amenities, including a residents' and 7R CrossFit gym, 24-hour concierge and security, as well as being positioned within walking distance of the River Thames.

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

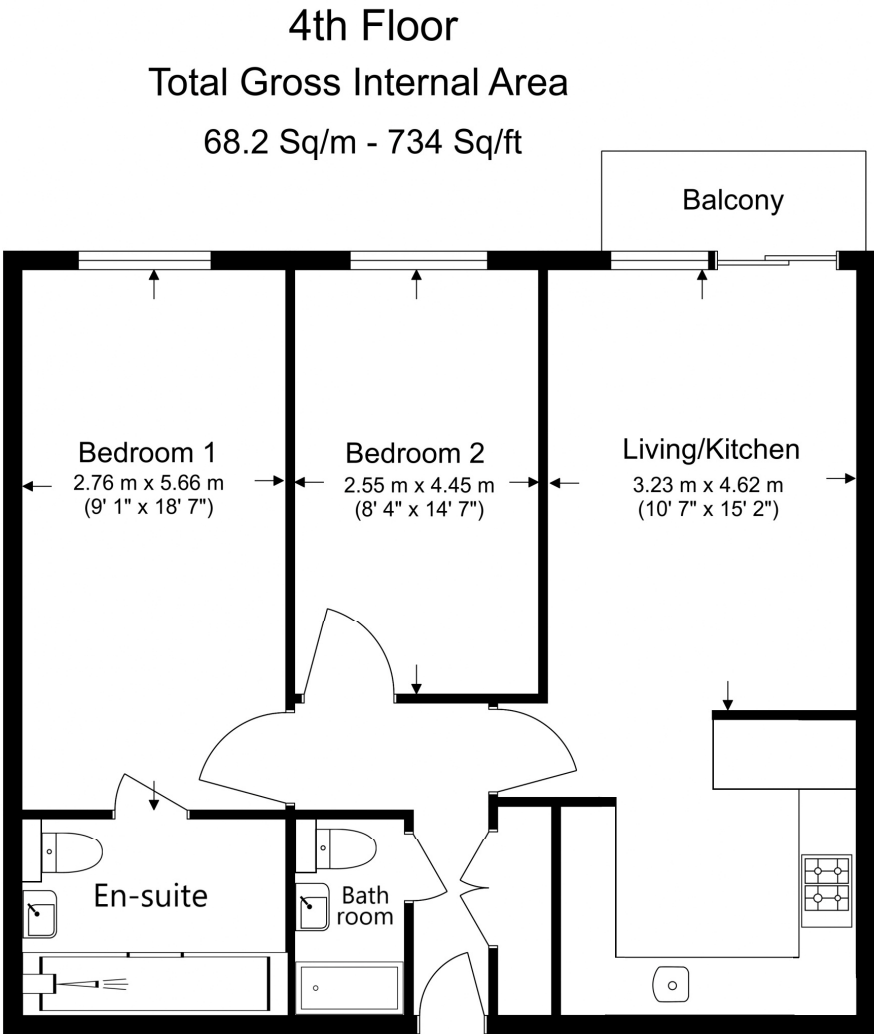




Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 4th Floor
- 734 Square Feet (Approx.)
- Balcony
- Underground Allocated Parking Space
- Open-Plan Kitchen
- Residents' Gym and 24-Hour Concierge
- Elizabeth Rail Station
- Woolwich Overground and DLR Station





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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:	£450,000
Tenure:	Leasehold Expires 23/01/3000 Approximately 974 Years Remaining
Ground Rent:	£200.00 (per annum)
Service Charge:	£4,250.00 (per annum) for the year 2025
Anticipated Rent:	£2,300.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250079

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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