



Hampton Apartments, Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £675,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in Hampton apartments, Royal Arsenal Riverside is this captivating two bedroom, two bathroom, dual aspect apartment. Situated on the 9th floor and spanning approximately 845 square feet, this river-facing apartment boasts an open-plan kitchen with integrated appliances and a living space that has access to a private balcony overlooking the river. The main bedroom features an en-suite bathroom, and the second well-proportioned bedroom also offers views across the river. Both bedrooms provide comfort and style, complete with built-in wardrobes for ample storage. A modern three-piece family bathroom provides all the essentials for everyday convenience and comfort. Additional benefits include wooden flooring in the living room and extra storage space.

Residents of Royal Arsenal Riverside enjoy access to a wide range of premium amenities, including a private gym, swimming pool, cinema, and concierge service. The development is ideally situated within walking distance of the River Thames, offering both convenience and scenic views. Just moments away, you'll find a Marks & Spencer and a large Tesco supermarket also within easy reach.

The local high street is vibrant and diverse, featuring a mixture of popular chains and independent boutiques, as well as a variety of restaurants. Essential health services, including a pharmacy and GP practice, are also located nearby.

Located nearby are the Elizabeth Line, Woolwich Overground, and DLR stations a short walk away, providing excellent transport across London.



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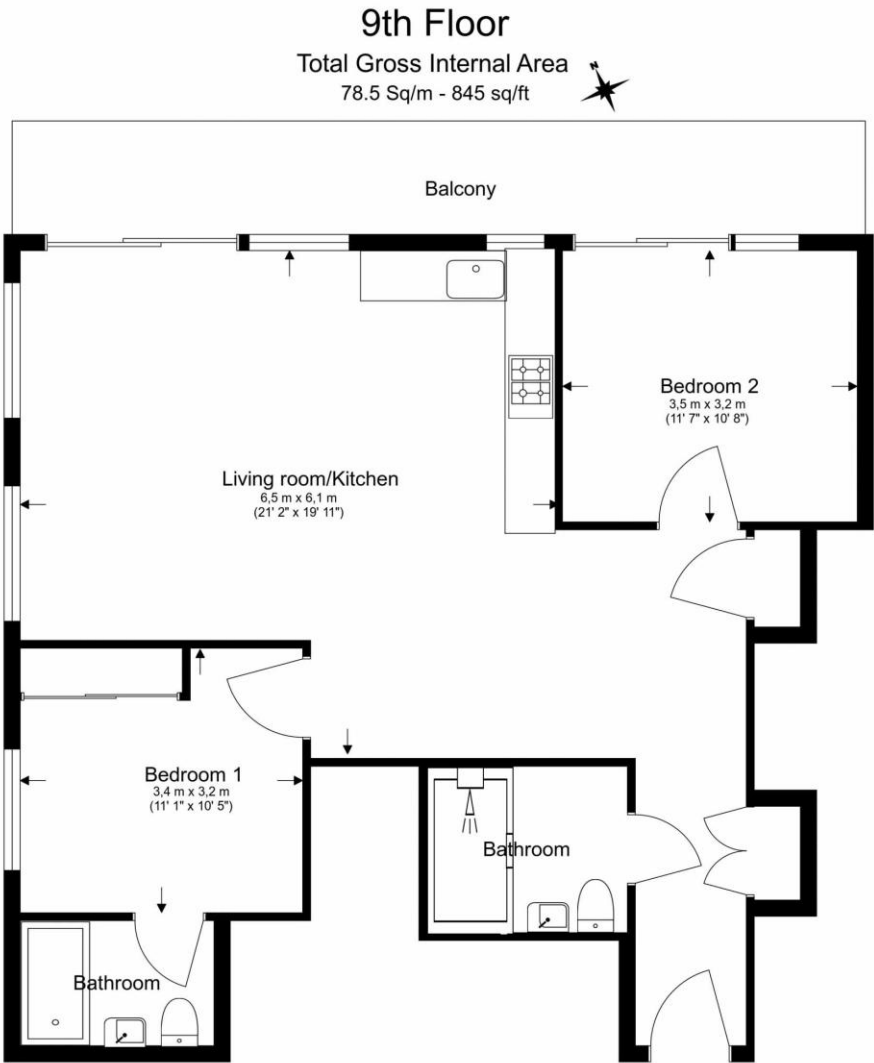


Property Features:

- Two Bedrooms
- Two Bathrooms
- 9th Floor
- 845 Square Feet (Approx.)
- Open-Plan Kitchen
- Private Balcony with Panoramic River Views
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Right To Park
- Woolwich Overground and DLR Station
- Elizabeth Line (Zone 4)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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.

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Terms & Conditions:

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

Asking Price:	£675,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£425.00 (per annum) for the year 2025
Service Charge:	£7,148.00 (per annum) for the year 2025
Anticipated Rent:	£2,600.00 pcm Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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