



## Norton House, Duke of Wellington Avenue, Woolwich, SE18

Price Reduced to: £575,000

 Benham  
& Reeves

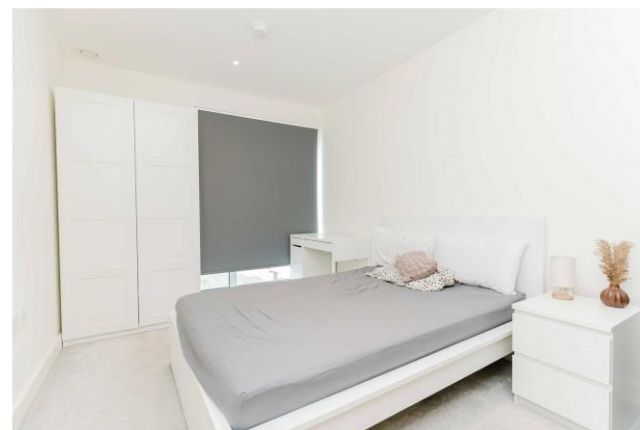
# Norton House, Duke of Wellington Avenue, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located in Norton House, Royal Arsenal Riverside, is this prestigious two bedroom, two bathroom apartment, situated on the 17th floor and spanning approximately 754 square feet. This captivating apartment features an open-plan living space and kitchen with streamlined, integrated appliances, leading to a private balcony with expansive views of the River Thames. The main bedroom features built-in wardrobes and an opulent en-suite bathroom, complete with full-height tiling. There is another double bedroom that has a built-in wardrobe, and a separate three-piece suite bathroom with a sumptuous bath, and a separate sleek, glass-enclosed shower. Additional benefits include extra storage space and wooden flooring throughout

Residents of Royal Arsenal Riverside are served by a range of amenities, including a residents' gym and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's and Tesco Express are within the development, and there are large Tesco and Sainsbury's supermarkets a short walk away, plus a bustling high street with chain and independent shops, restaurants, cafés, health facilities, including a pharmacy and a GP.

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



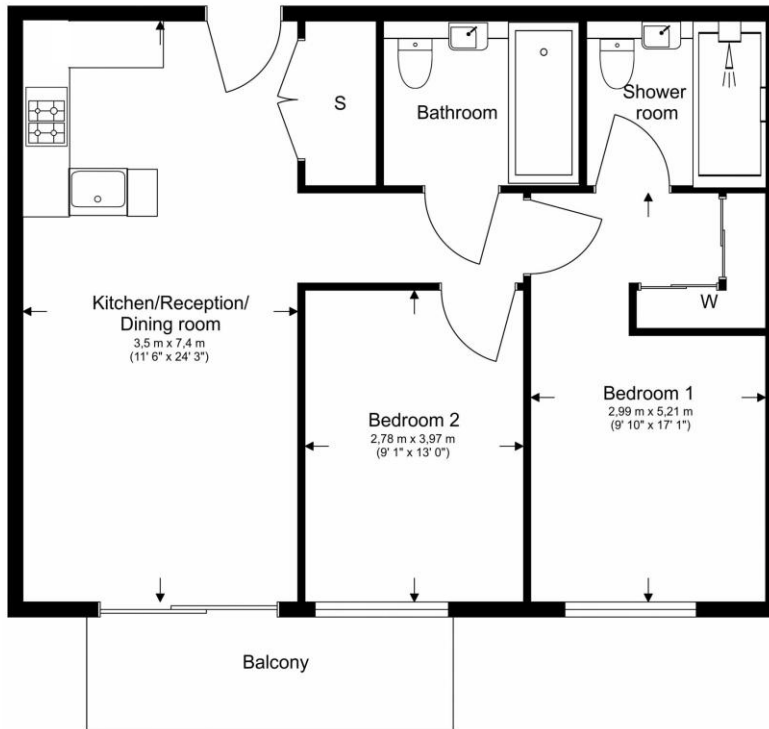


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 17th Floor
- 754 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line



17th Floor  
 Total Gross Internal Area  
 70.1 Sq/m - 754 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

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Tenure: Leasehold  
Expires 31/12/3018  
Approximately 992 Years Remaining

Ground Rent: £425.00 (per annum)  
for the year 2025

Service Charge: £5,765.28 (per annum)  
for the year 2025

Anticipated Rent: £2,600.00 pcm  
Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250246

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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