



## Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £650,000

 Benham  
& Reeves

# Imperial Building, Duke of Wellington Avenue, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Positioned within the prestigious Imperial Building at Royal Arsenal Riverside, this beautifully presented two bedroom, two bathroom apartment offers contemporary comfort and style. Situated on the first floor and across approximately 805 square feet of thoughtfully designed living space. With features of a sleek, open-plan kitchen with integrated appliances. Seamlessly flowing into a bright and spacious living area. Floor-to-ceiling windows frame panoramic views of the River Thames, while a generous wrap-around balcony extends the living space outdoors. The main bedroom benefits from built-in wardrobes, a modern en-suite shower room, and direct access to the balcony. A second double bedroom, bathed in natural light, and an additional stylish three-piece family bathroom.

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.



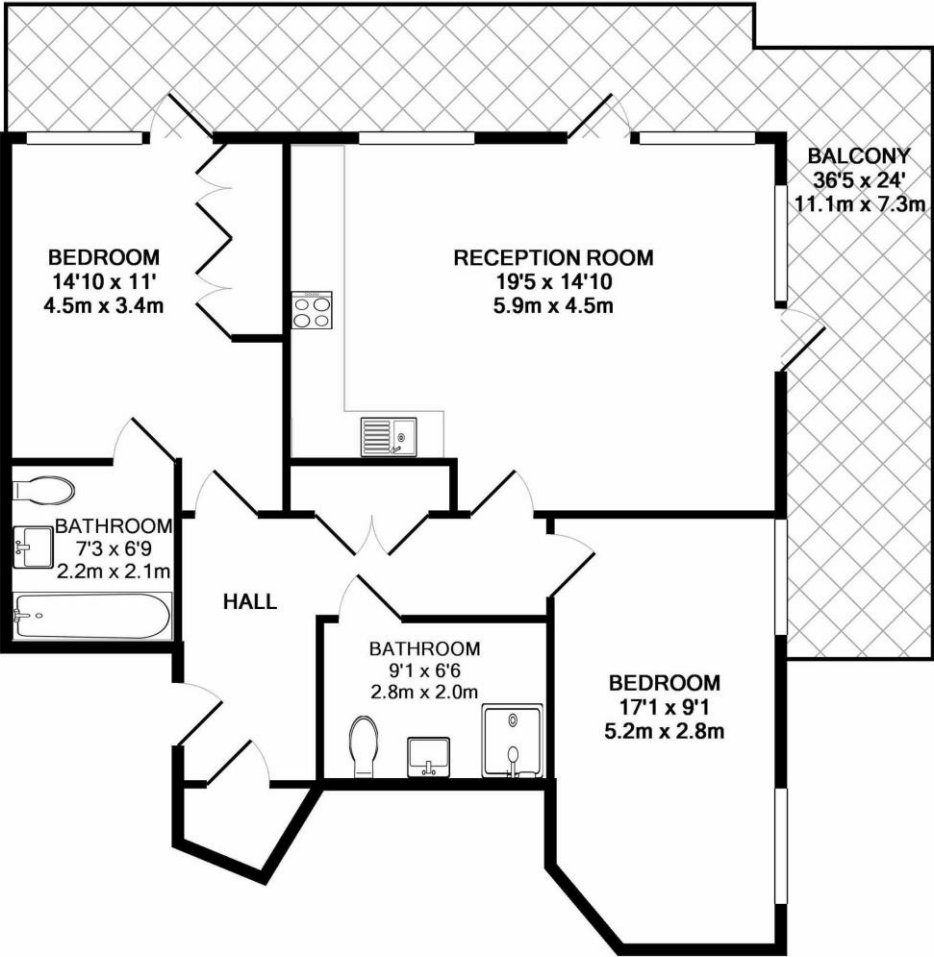


## Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 805 Square Feet (Approx.)
- Balcony With Panoramic River Views
- Open-Plan Kitchen
- Secure Underground Parking
- Residents' Gym and Concierge
- Woolwich Overground and DLR Station
- Elizabeth Line



First Floor  
 Total Gross Internal Area  
 74.8 Sq/m - 805 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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.

## Terms & Conditions:

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

Asking Price:	£650,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 974 Years Remaining
Ground Rent:	£450.00 (per annum) For the year 2025
Service Charge:	£4,216.28 (per annum) For the year 2025
Anticipated Rent:	£2,750.00 pcm Approx. 5.1% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250253

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