



# Duncombe House, Victory Parade, Woolwich, SE18

Price Reduced to: £475,000

Benham  
& Reeves

# Duncombe House, Victory Parade, Woolwich, SE18

 2 Bedroom  1 Bathroom  Leasehold

Located in Duncombe House, Victory Parade in Royal Arsenal Riverside, this two bedroom apartment is situated on the twelfth floor and spans approximately 702 square feet. There is a spacious hallway featuring storage space and leading to an open-plan kitchen that flows directly into the living space, and opens onto a private west-facing balcony. The main bedroom has built-in wardrobes and an ensuite shower room. There is a second double bedroom with ample natural light and a three-piece bathroom suite. Additional benefits include ample lighting and wooden flooring in the living area.

Residents of Royal Arsenal Riverside are served by a host 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 occupy the commercial unit nearby, and a large Tesco supermarket is a short walk away, along with a bustling high street with chain and independent shops, restaurants, cafés, and health facilities, including a pharmacy and GP.

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



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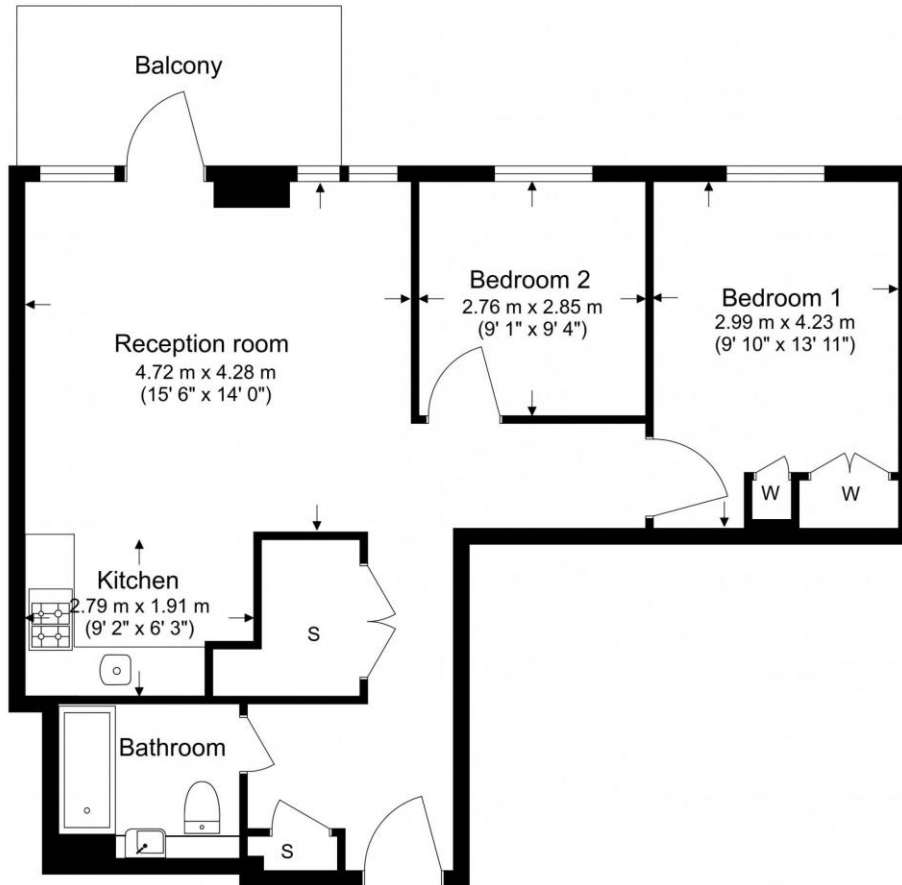
## Property Features:

- Two Bedroom
- Bathroom
- 12th Floor
- 702 Square Feet (Approx.)
- Open-Plan Kitchen
- Private West-Facing Balcony
- Residents' Gym and 24 hour Concierge
- Cinema and Swimming Pool
- Woolwich National Rail and DLR Station
- Elizabeth Line



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Total Gross Internal Area  
65.2 Sq/m - 702 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 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.

**Price Reduced to:** £475,000

**Tenure:** Leasehold  
Expires 29/01/3000  
Approximately 973 Years Remaining

**Ground Rent:** £292.73 (per annum)  
until June 2026

**Service Charge:** £3,786.60 (per annum)  
until October 2026

**Anticipated Rent:** £2,400.00 pcm  
Approx. 6.1% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260049

**T:** 020 8051 0700

**E:** woolwich.sales@benhams.com

**W:** www.benhams.com

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