



Clement Apartments, Brigadier Walk, Woolwich, SE18

Asking Price: £655,000

 Benham
& Reeves

Clement Apartments, Brigadier Walk, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

On the ground floor of the prestigious Clement Apartments in Royal Arsenal Riverside is this modern two bedroom, two bathroom apartment, spanning approximately 837 square feet. The flat features an open-plan kitchen with streamlined, integrated appliances and a contemporary living area that leads onto a large south-west-facing terrace. The main bedroom features built-in wardrobes and an en-suite shower room with quality floor-to-ceiling tiles and a heated towel rack. A second well-proportioned double bedroom with ample space, and a three-piece bathroom. Additional benefits include extra storage space.

Residents of Royal Arsenal Riverside enjoy access to a wide range of amenities, including a private gym, swimming pool, cinema, and concierge service. The development is ideally located within walking distance of the River Thames and just a short stroll from a lively high street, home to both well-known retailers and independent shops. A variety of restaurants, along with essential health services such as a pharmacy and GP, are also conveniently nearby.

The development is within a short walking distance of Woolwich Arsenal DLR, National Rail and the Elizabeth Line, providing excellent transport links across London.



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Property Features:

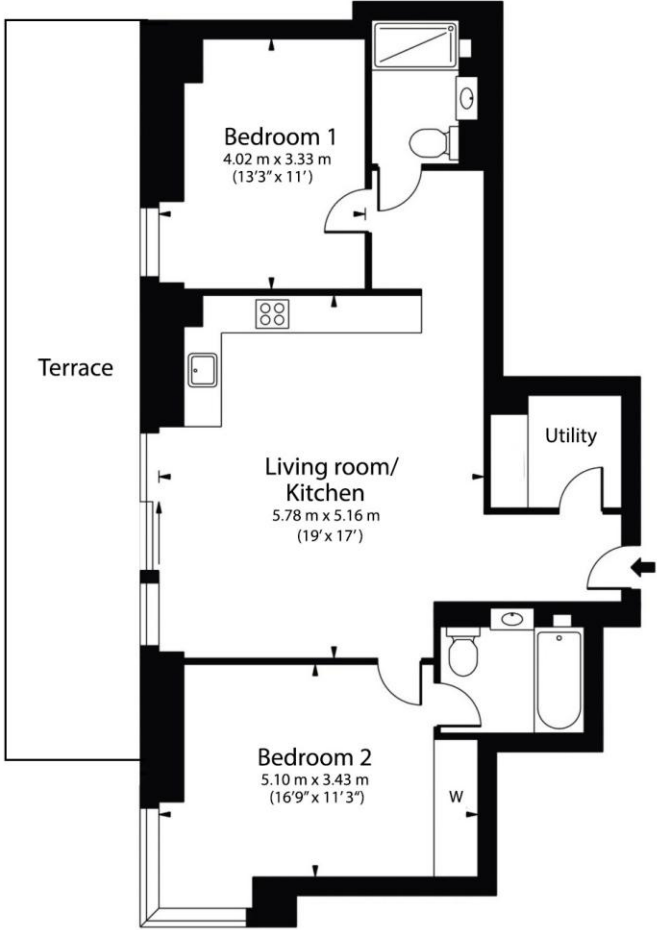
- Two Bedrooms
- Two Bathrooms
- Ground Floor
- 837 Square Feet (Approx.)
- South-West Facing Terrace
- Open-Plan Kitchen
- Residents' Gym and 24 Hour Concierge
- Swimming Pool, Sauna and Cinema
- Woolwich National Rail and DLR Station
- Elizabeth Line Nearby



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Ground Floor
 Total Gross Internal Area
 77.7 Sq/m - 837 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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:	£655,000
Tenure:	Leasehold Expires 31/12/3022 Approximately 996 Years Remaining
Ground Rent:	£0.00 (per annum) Peppercorn
Service Charge:	£3,876.20 (per annum) until October 2026
Anticipated Rent:	£ 2,400 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO260217

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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