



Victory Parade, Royal Arsenal, SE18

Price Reduced to: £820,000

 Benham
& Reeves

Victory Parade, Royal Arsenal, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful three-bedroom duplex penthouse that is available for sale in the prestigious Royal Arsenal Riverside development. This property features modern, high-end finishes and ample natural light. It also includes access to premium amenities such as a gym, concierge service, and landscaped gardens. This apartment located in Duncombe House, Royal Arsenal Riverside. Situated on the 19th and 20th floor and spanning an approximate 1155 square feet, this fabulous apartment comprises an open-plan living room with a fitted kitchen with integrated appliances, three double bedrooms and a modern three-piece bathroom suite. Additional benefits include wooden flooring to the living areas, carpet to the bedrooms, ample storage, a right to park and secure bike storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge office as well as being positioned within walking distance of the River Thames. There is a Marks and Spencer's and a Tesco within the development all in close proximity to a bustling high street with chain and independent shops, restaurants, cafés, health facilities including pharmacy and GP are also nearby.

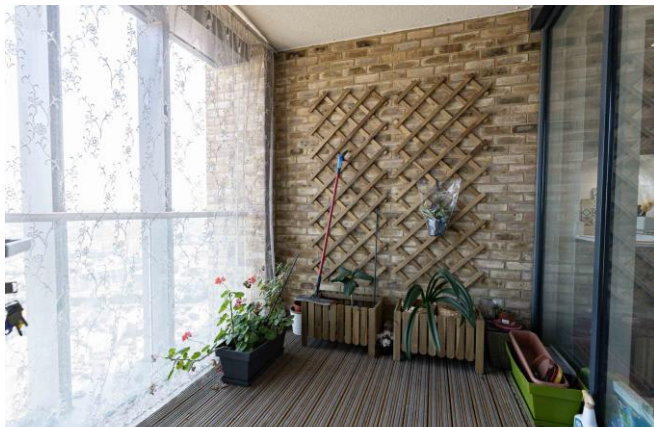
The development is well-connected with the Woolwich Arsenal DLR and the new Elizabeth line providing excellent transport links across London. Additionally, the local area offers a variety of shops, cafes, and restaurants, contributing to a vibrant riverside community.



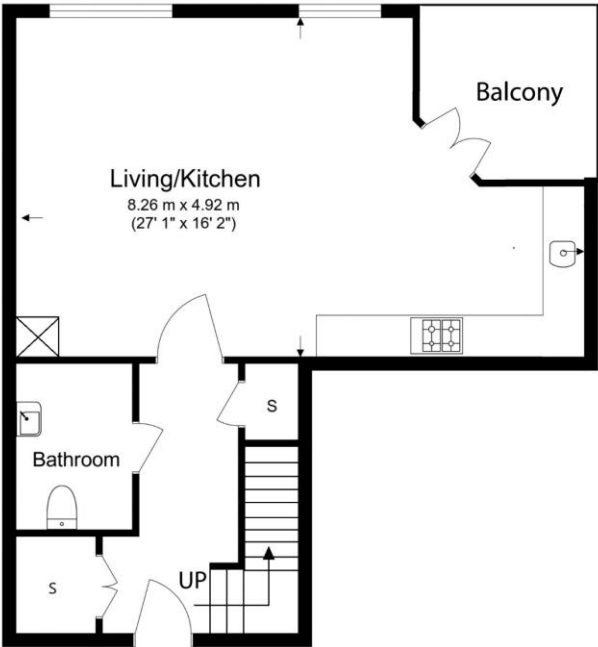


Property Features:

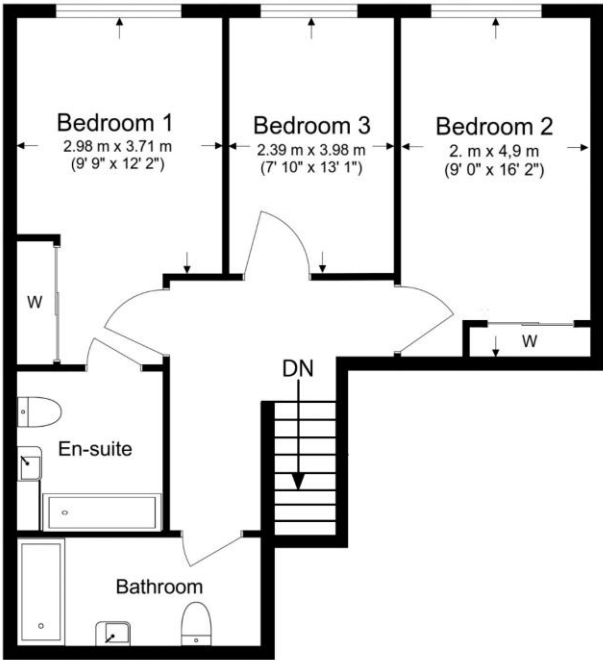
- Duplex Penthouse
- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- 19th and 20th Floors
- 1155 Square Feet (Approx.)
- Open-Plan Kitchen
- Parking Space
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station, Woolwich Overground and DLR Station



Total Gross Internal Area
107 Sq/m - 1,155 Sq/ft




First floor



Second floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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 29/01/3000
Approximately 974 Years Remaining

Ground Rent: £500.00 (per annum)
for the year 2025
Increase: By RPI for the relevant year

Service Charge: £6,700.00 (per annum)
for the year 2025

Anticipated Rent: £3,450.00 pcm
Approx. 5.0% Yield

Viewings:

All viewings are by appointment only
through our Woolwich Office.

Our reference: WOO250041

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