



Minotaur House, Thunderer Walk, Woolwich, SE18

Price Reduced to: £675,000

Benham
& Reeves

Minotaur House, Thunderer Walk, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious three bedroom, two bathroom apartment located in Minotaur House, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 928 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. Three well-proportioned double bedroom and a modern 3-piece family bathrooms. Additional benefits include wooden flooring in living room. The flat also benefits from additional storage, a west facing balcony and secure car parking.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge as well as being positioned within walking distance from the River Thames. Marks and Spencer's is at the commercial unit below the development and there is a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP is also close by.





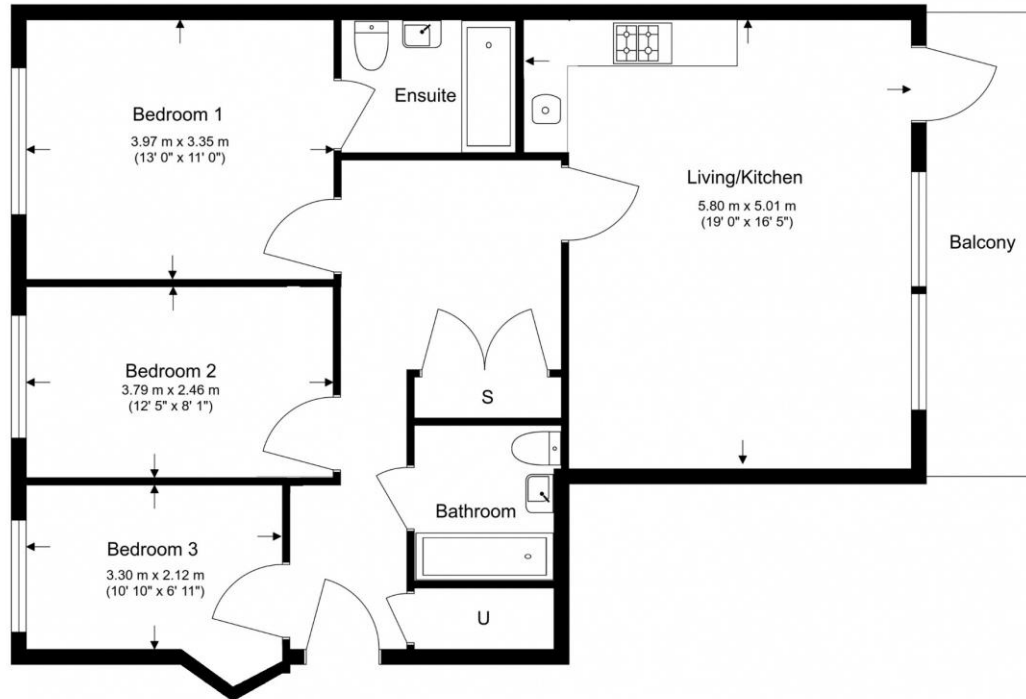
Property Features:

- Three Bedrooms
- Two Bathrooms
- 4th Floor
- 928 Square Feet (Approx.)
- Parking
- Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



Minotaur House, Thunderer Walk, Woolwich, SE18

Total Gross Internal Area
86.3 Sq/m - 928 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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.

Price Reduced to: £675,000

Tenure: Leasehold
Expires 01/01/3016
Approximately 990 Years Remaining

Ground Rent: £525.00 (per annum)
for the year 2025

Service Charge: £5,601.23 (per annum)
Until March 2026 including car park

Anticipated Rent: £2,600.00 pcm
Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: KEN240064

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

