



# Duke of Wellington Avenue, Woolwich, SE18

Fixed Price: £875,000

 Benham  
& Reeves



# Duke of Wellington Avenue, Woolwich, SE18

🛏️ 3 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

A spacious three bedroom, two bathroom apartment located in Deveraux House, Royal Arsenal Riverside. Situated on the 15th floor and spanning an approximate 976 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. There are three well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room, a balcony with direct river views and a second balcony. The flat also has additional storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool, cinema and concierge as well as being positioned within walking distance of the River Thames. Marks and Spencer's occupies the commercial unit below the development and there is large Tesco supermarket a short walk away.

A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are also close by.





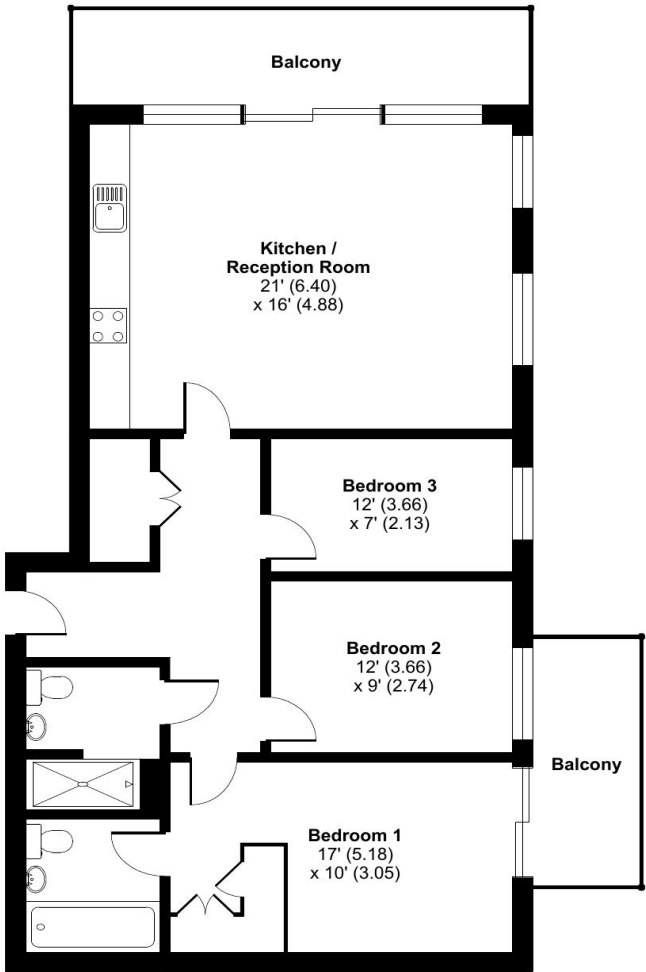
## Property Features:

- Three Bedrooms
- Two Bathrooms
- 15th Floor
- 976 Square Feet (Approx.)
- Open Plan Kitchen
- Balcony with Direct River View
- Two Parking Spaces Included
- 24 Hour Concierge
- Cinema, Swimming Pool and Residents' Gym
- On Site Crossrail Station
- Woolwich Overground and DLR Station



Duke Of Wellington Avenue, London, SE18

Approximate Area = 976 sq ft / 90.6 sq m  
For identification only - Not to scale



FIFTEENTH FLOOR

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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Benham & Reeves. REF: 943274

## Terms & Conditions:

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

Fixed Price:	£875,000
Tenure:	Leasehold Expires 01/01/3016
Ground Rent:	£525 (per annum) Next Review: 2027
Service Charge:	£6,200(per annum) for the year 2024 (approx)

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR220140

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