



Thalia House, Thunderer Walk, Woolwich, SE18

Asking Price: £650,000

Benham
& Reeves

Thalia House, Thunderer Walk, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A serene three bedroom, two bathroom apartment located in Thalia House, Royal Arsenal Riverside. Situated on the third floor and spanning an approximate 975 square feet, this spacious apartment comprises an open-plan living room with a modern kitchen with integrated appliances. The main bedroom has an en-suite shower room and there are two further double bedrooms and a modern 3-piece family bathroom. Additional benefits include wooden flooring throughout the apartment and additional storage space.

Residents of Royal Arsenal Riverside are served by a host of amenities, including residents' gym, swimming pool and concierge, as well as being positioned within walking distance of the River Thames. Marks and Spencer's occupy 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 a GP, is also close by.

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



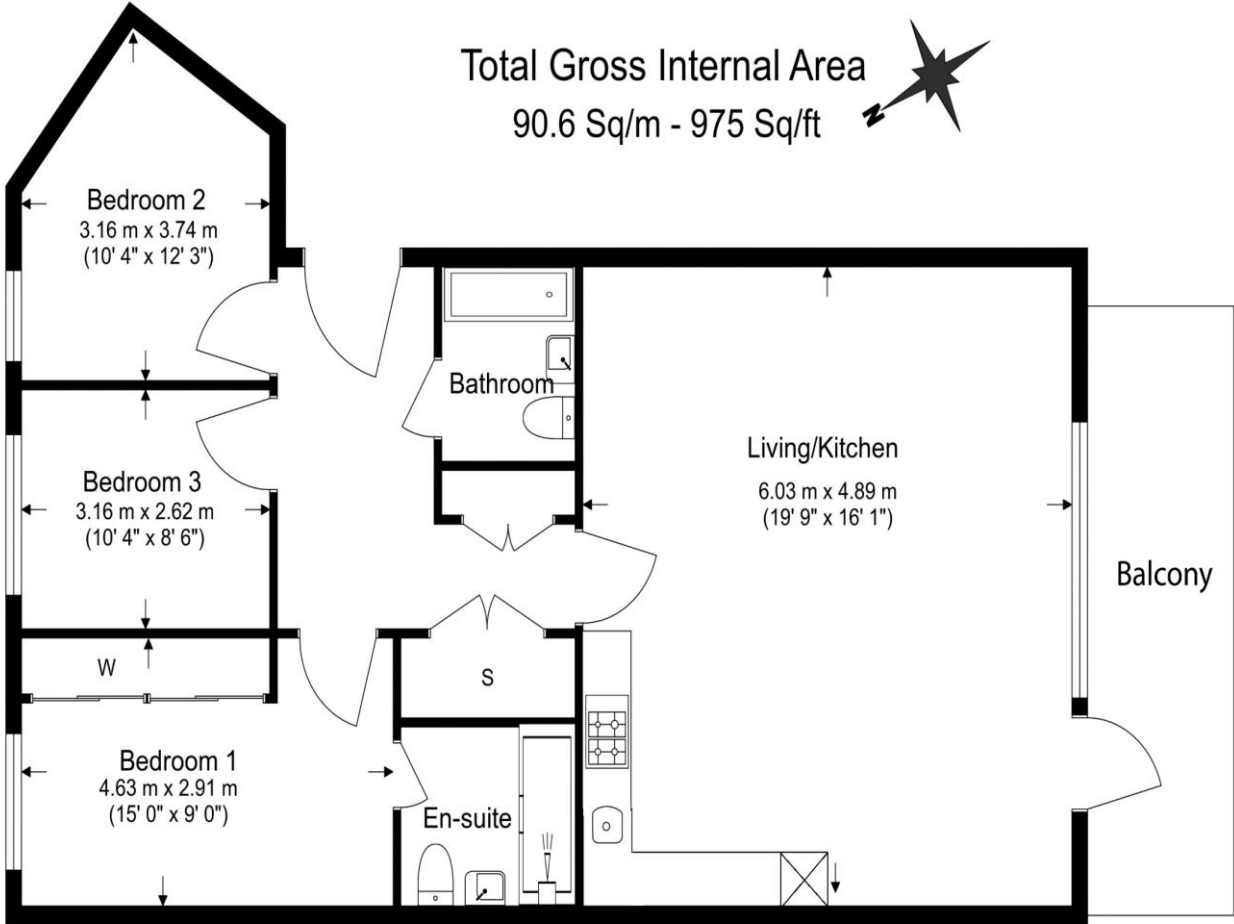


Property Features:

- Three Bedrooms
- Two Bathrooms
- 3rd Floor
- 975 Square Feet (Approx.)
- Open-Plan Kitchen
- South-West Balcony
- Parking
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station



Thalia House, Thunderer Walk, Woolwich, SE18



| 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 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: | £650,000 |
| Tenure: | Leasehold Expires 31/12/3015 Approximately 990 Years Remaining |
| Ground Rent: | £475.00 (per annum) for the year 2025 |
| Service Charge: | £5,872.10 (per annum) for the year 2025 |
| Anticipated Rent: | £2,800.00 pcm Approx. 5.2 % Yield |

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250051

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

