



# Thalia House, Thunderer Walk, Woolwich, SE18

Price Reduced to: £625,000

 Benham  
& Reeves

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Reeves

 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.





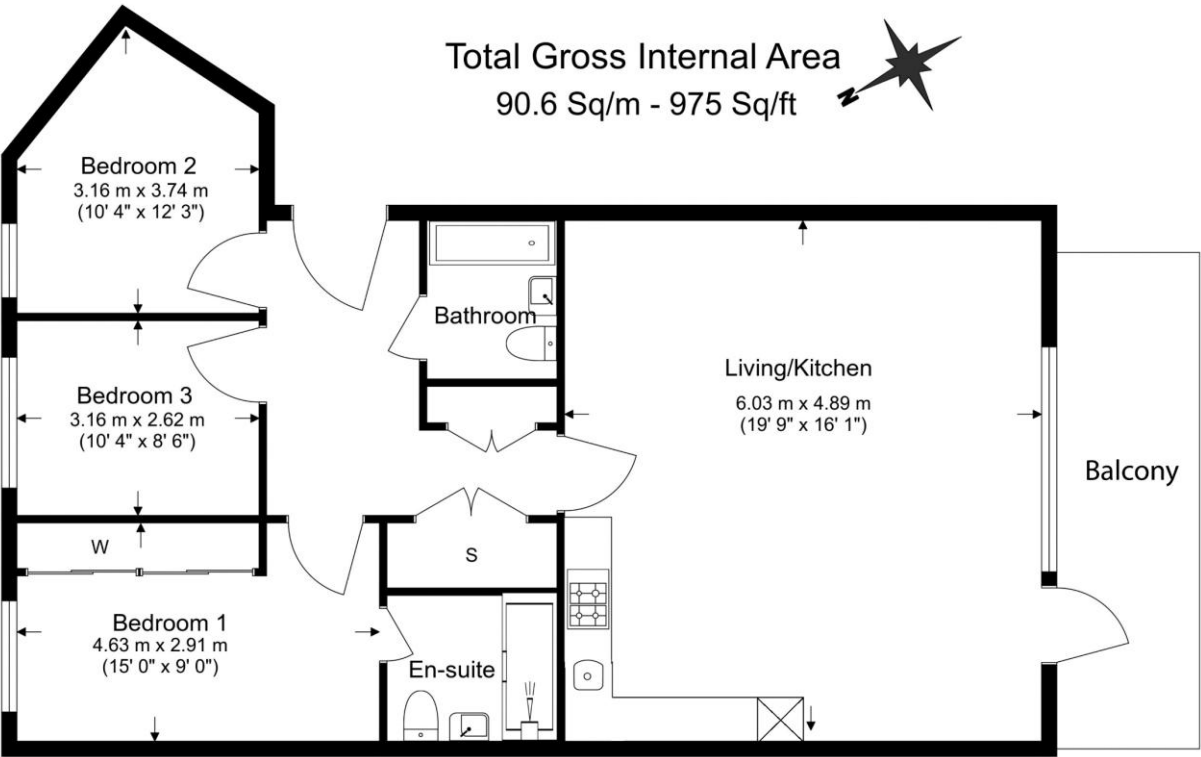


## Property Features:

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




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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+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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. 5.4% Yield

## Viewings:

All viewings are by appointment only  
through our Woolwich Office.

Our reference: WOO250051

T: 020 8051 0700

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W: [www.benhams.com](http://www.benhams.com)

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