



Biring House, Duke of Wellington Avenue, Woolwich, SE18

Asking Price: £685,000

 Benham
& Reeves

Biring House, Duke of Wellington Avenue, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

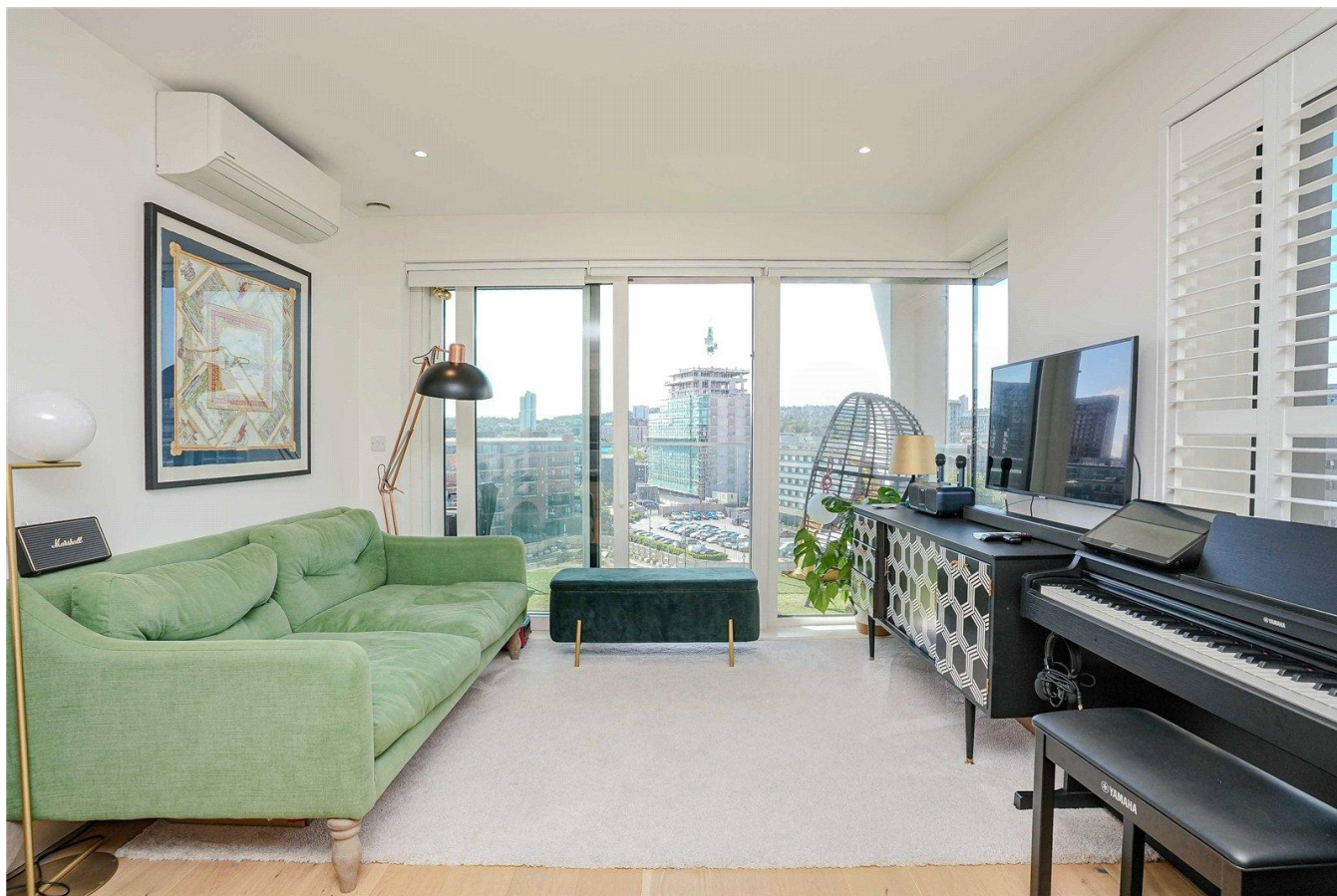
A bright three bedroom, two bathroom apartment located in Biring House, Royal Arsenal Riverside by Berkeley Homes. Situated on the eighth floor and spanning an approximate 931 square feet. This fabulous apartment features an open-plan living room with a modern, fitted kitchen area that includes integrated appliances. The main bedroom has an en-suite bathroom, two additional well-proportioned double bedrooms, and a contemporary family shower room. Further benefits include wooden flooring in the living room, a large south-facing balcony, a right to park, and additional storage.

Residents of Royal Arsenal Riverside are served by a host of amenities, including a residents' gym, swimming pool, cinema, and concierge, as well as being positioned within walking distance of the River Thames. Marks & Spencer occupies the commercial unit within the development, and a large Tesco supermarket is located nearby. A bustling high street with chain and independent shops, restaurants, and health facilities, including a pharmacy and a GP, is all within the vicinity.

Transport links include both Woolwich Underground, Elizabeth Line, and Woolwich DLR stations.

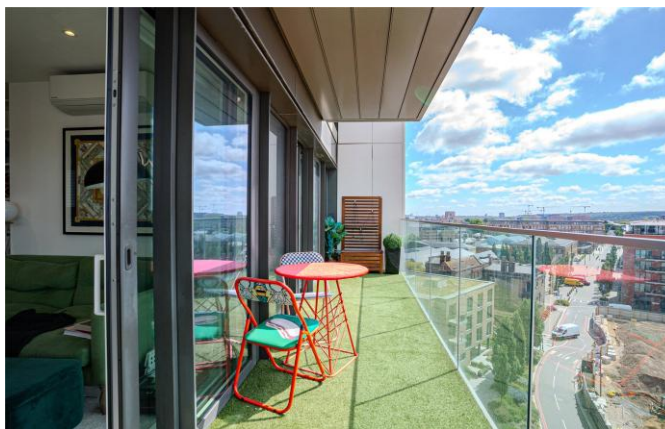


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Property Features:

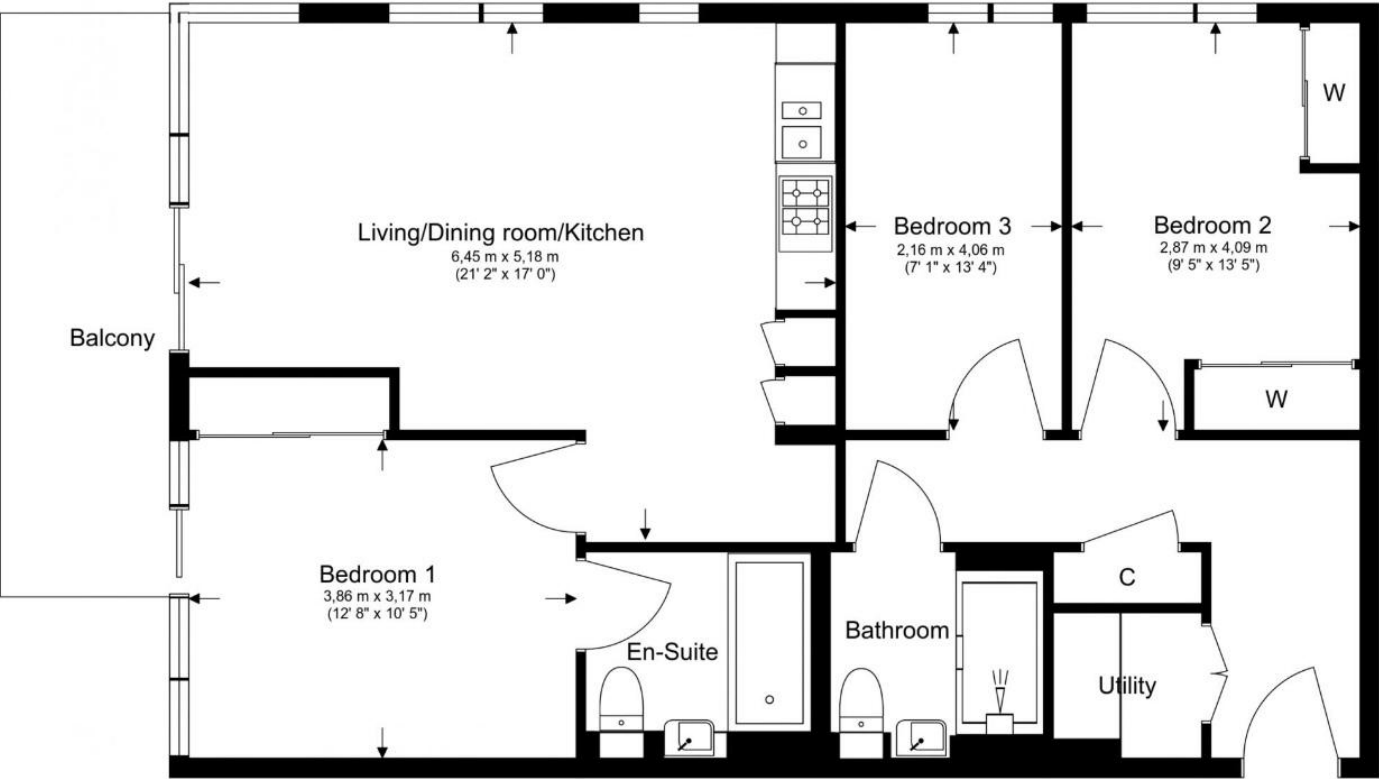
- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- 8th Floor
- 931 Square Feet (Approx.)
- Open-Plan Kitchen
- Right to Park
- South-East Facing Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station
- Elizabeth Line Nearby




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Total Gross Internal Area 
86.5 Sq/m - 931 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.

Asking Price:	£685,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£525.00 (per annum) for the year 2025
Service Charge:	£5,300.00 (per annum) for the year 2025
Anticipated Rent:	£3,200.00 pcm Approx. 5.6 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250113

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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.

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