



West Carriage House, Royal Carriage Mews, Woolwich, SE18

Asking Price: £500,000



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 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the first floor of West Carriage House, Royal Carriage Mews, in Royal Arsenal Riverside, is this exceptional three bedroom, two bathroom apartment which extends to approximately 980 square feet. Featuring a contemporary open-plan kitchen fitted with integrated appliances, a spacious reception and dining area, and access to a generously sized south-west facing private terrace, ideal for outdoor entertaining. The principal bedroom benefits from built-in wardrobes and a stylish en-suite bathroom. There are two further well-proportioned double bedrooms, complemented by a modern family bathroom finished with floor-to-ceiling tiling and a heated towel rail. Additional benefits include ample storage throughout, enhancing the practicality of this beautifully presented home.

Residents of Royal Arsenal Riverside are served by a range of amenities, including a residents' gym and concierge office, and are positioned within walking distance of the River Thames. In addition, Marks and Spencer's occupy the commercial unit nearby, and there is a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, cafés, and health facilities, including a Pharmacy and GP.

The local high street is vibrant and diverse, featuring a mixture of popular chains and independent boutiques, as well as a variety of restaurants. Essential health services, including a pharmacy and GP practice, are also located nearby.

Located near the Elizabeth line, Woolwich Rail, and DLR stations, a short walk away, providing excellent transport across London.





Property Features:

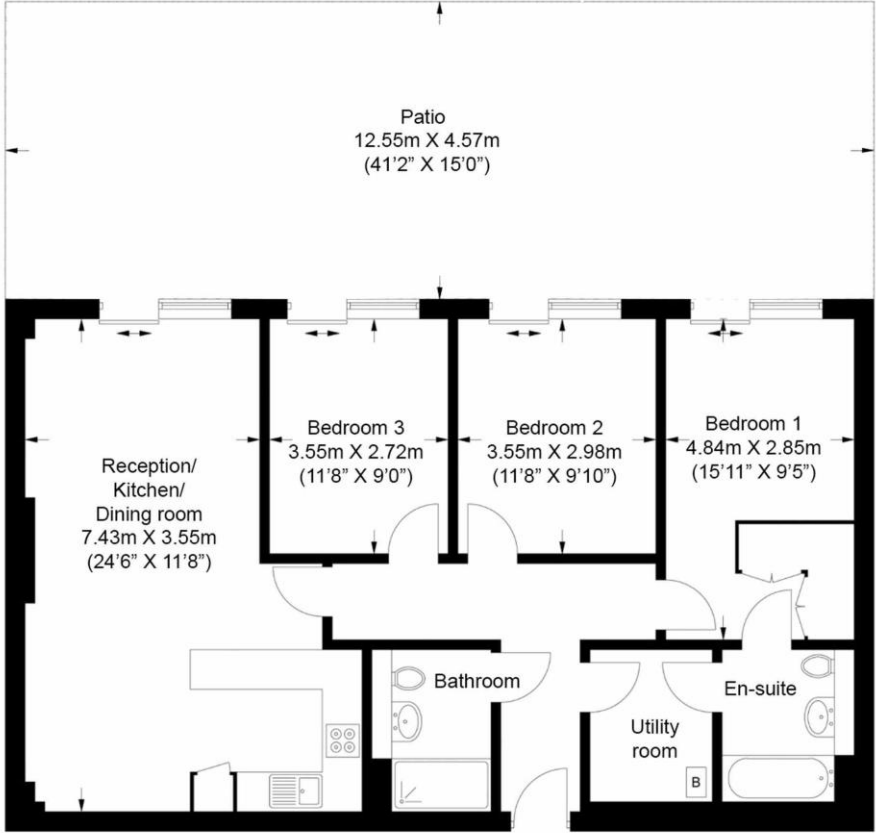
- Three Bedrooms
- Two Bathrooms
- First Floor
- 980 Square Feet (Approx.)
- Open-Plan Kitchen
- South-West Facing Private Terrace
- Residents' Gym and 24 Hour Concierge
- Allocated Parking
- Woolwich Overground and DLR Station
- Elizabeth Line (Zone 4)



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Total Gross Internal Area
91 Sq/m - 980 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£500,000
Tenure:	Leasehold Expires 31/12/2131 Approximately 105 Years Remaining
Ground Rent:	£354.58 (per annum) for the year 2026
Service Charge:	£5,463.81 (per annum) until September 2026
Anticipated Rent:	£2,700.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250219

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