



Cadogan Road, Woolwich, SE18

Price Reduced to: £550,000

 Benham
& Reeves

Cadogan Road, Woolwich, SE18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A commodious three bedroom, two bathroom apartment located in Building 22, Royal Arsenal Riverside. Positioned on the third floor and extending to approximately 1001 square feet, this impressive duplex apartment offers both comfort and character, reflecting the site's historic charm. The lower floor features a generous open-plan kitchen with sleek integrated appliances, seamlessly flowing into a bright and spacious living area. The main bedroom benefits from a private en-suite shower room, while two additional double bedrooms, one situated on the upper level, are serviced by a modern three-piece family bathroom. Further highlights include ample storage and a large private balcony offering panoramic views.

Residents of Royal Arsenal Riverside enjoy access to a wide range of on-site amenities, including a residents' gym and 24-hour concierge service. The development is ideally located within walking distance of the River Thames.

Convenience is key, with a large Tesco supermarket and Marks & Spencer located nearby. The area also boasts a lively high street filled with both independent and chain retailers, a variety of restaurants, and essential services including a pharmacy and GP.

Excellent transport links include Woolwich Arsenal DLR and Overground stations, as well as the high-speed Elizabeth Line, all just a short walk from the development.



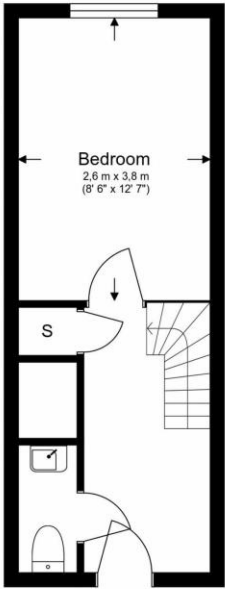


Property Features:

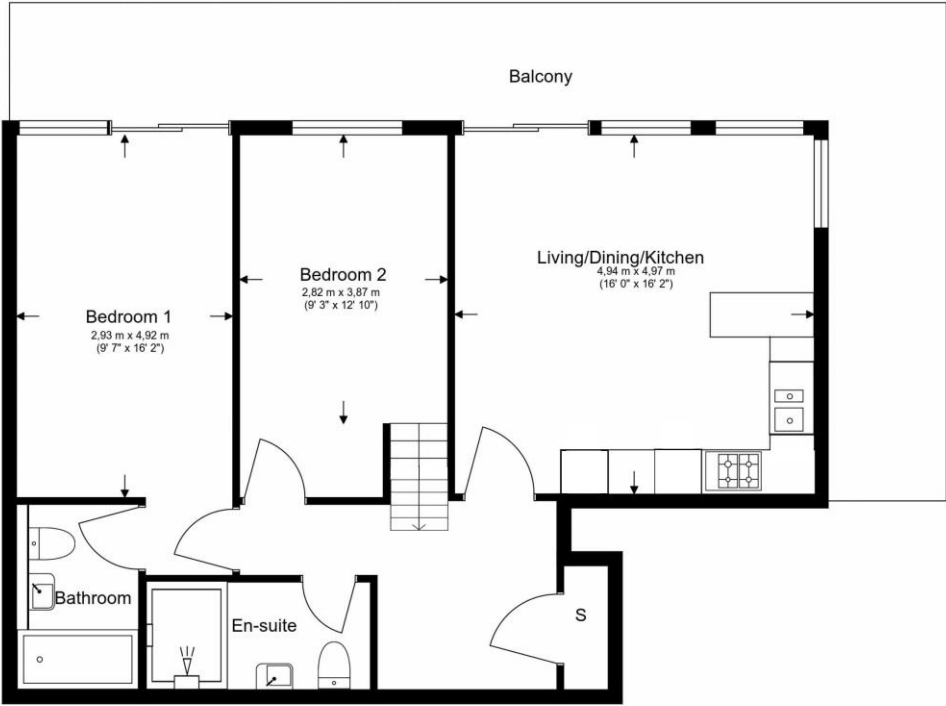
- Three Bedrooms
- Two Bathrooms
- 3rd Floor
- 1001 Square Feet (Approx.)
- Open-Plan Kitchen
- Large Balcony
- Parking
- Residents Gym and 24 Hour Concierge
- Woolwich Arsenal DLR and Overground Station
- Elizabeth Line



Total Gross Internal Area
93.0 Sq/m - 1,001 Sq/ft



3rd Floor



4th Floor



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		
69-80	C	76 C	76 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.

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Tenure: Leasehold
Expires 31/01/3000
Approximately 973 Years Remaining

Ground Rent: £250.00 (per annum)
to April 2026

Service Charge: £4,500.00 (per annum)
to April 2026

Anticipated Rent: £2,600.00 pcm
Approx. 5.7 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250234

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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