



Naval House, Victory Parade, Plumstead Road,
Price Reduced to: £310,000

 Benham
& Reeves

Naval House, Victory Parade, Plumstead Road, Woolwich, SE18

 1 Bedroom  1 Bathroom  Leasehold

Located in Naval House, Royal Arsenal Riverside. Is this bright Manhattan apartment Situated on the second floor and spanning approximately 427 square feet, this beautiful apartment features an open-plan, fully fitted kitchen with integrated appliances and a spacious living area, complete with a private balcony. The apartment features a double bedroom with a sliding door, built-in wardrobes, and a modern bathroom. Additional features include wooden flooring in the living room and extra storage space.

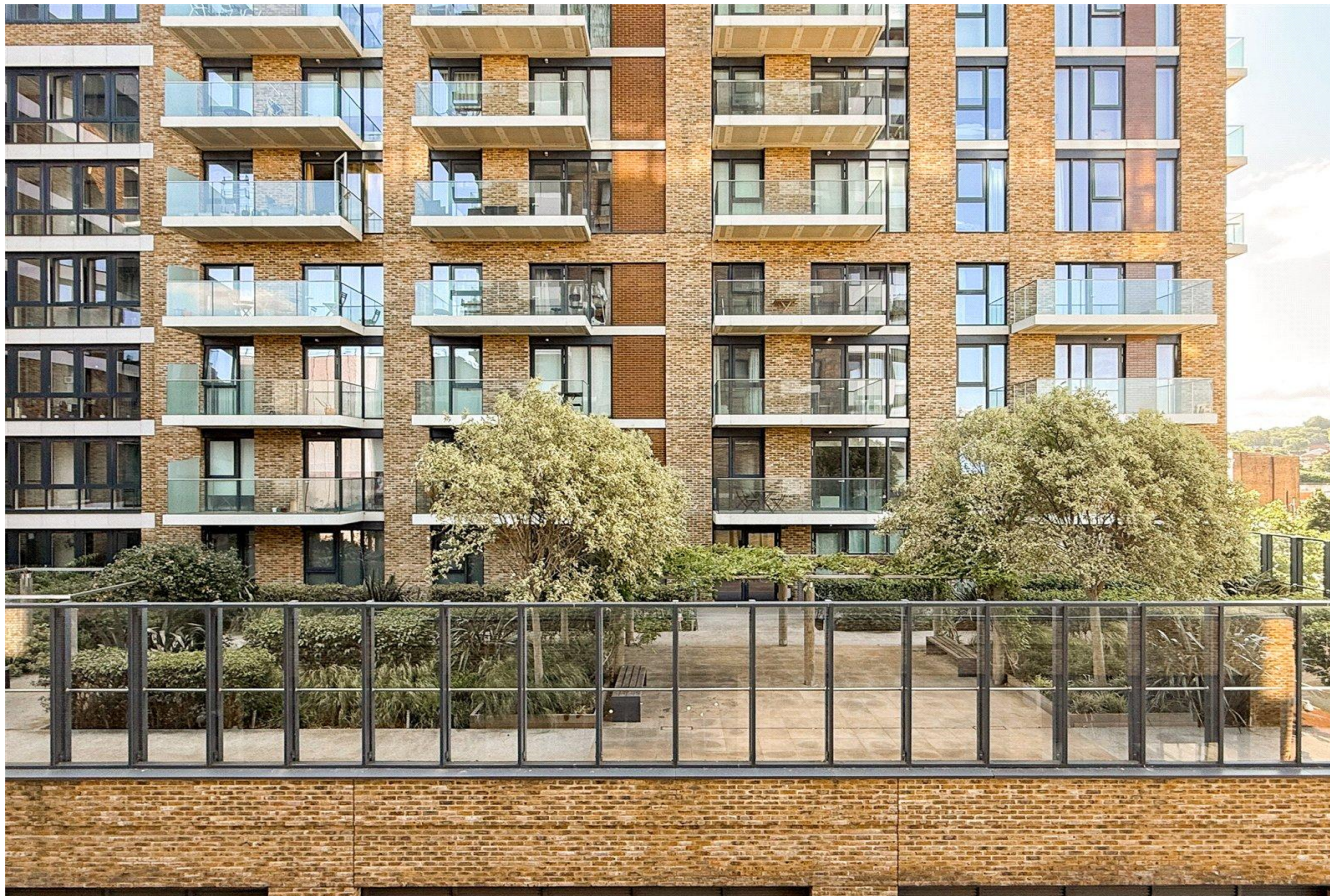
Residents of Royal Arsenal Riverside are served by a range of amenities, including a residents' gym and concierge office, and are positioned within walking distance of the River Thames.

In addition, Marks and Spencer's occupy the commercial unit below the block and there is a large Tesco supermarket a short walk away, plus a bustling high street with chain and independent shops, restaurants, cafés, health facilities including Pharmacy and GP.

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



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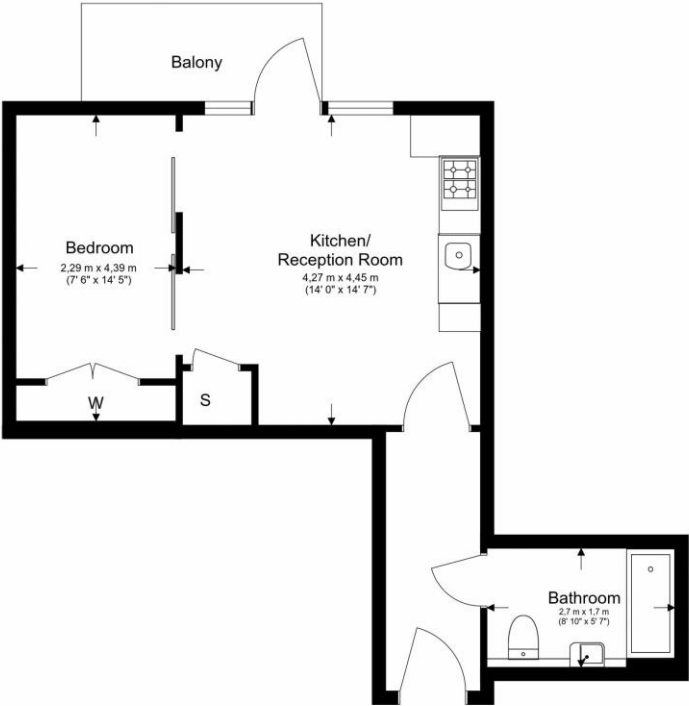
Property Features:

- Manhattan Apartment
- One Bedroom
- Bathroom
- 2nd Floor
- 427 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- 24-Hour Concierge and Residents' Gym
- Woolwich DLR and Overground Station
- Elizabeth Line



Second Floor

Total Gross Internal Area
39.7 Sq/m - 427 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.

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Tenure: Leasehold
Expires 27/01/3020
Approximately 994 Years Remaining

Ground Rent: £150.00 (per annum)
for the year of 2025

Service Charge: £2,558.00 (per annum)
for the year of 2025

Anticipated Rent: £1,650.00 pcm
Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250015

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

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