



Duncombe House, Victory Parade, Woolwich, SE18

Asking Price: £335,000

 Benham
& Reeves

Duncombe House, Victory Parade, Woolwich, SE18

 Studio  1 Bathroom (s)  Leasehold

A fabulous one bed Manhattan-style apartment located in Duncombe House, Royal Arsenal Riverside. Situated on the 3rd floor and spanning an approximate 440 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. One well-proportioned double bedroom and a modern 3-piece bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage, balcony and secure bike storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge office as well as being positioned within walking distance of the River Thames. There is a Marks and Spencer's at the commercial unit below the development and a large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, cafés, health facilities including pharmacy and GP are also nearby.

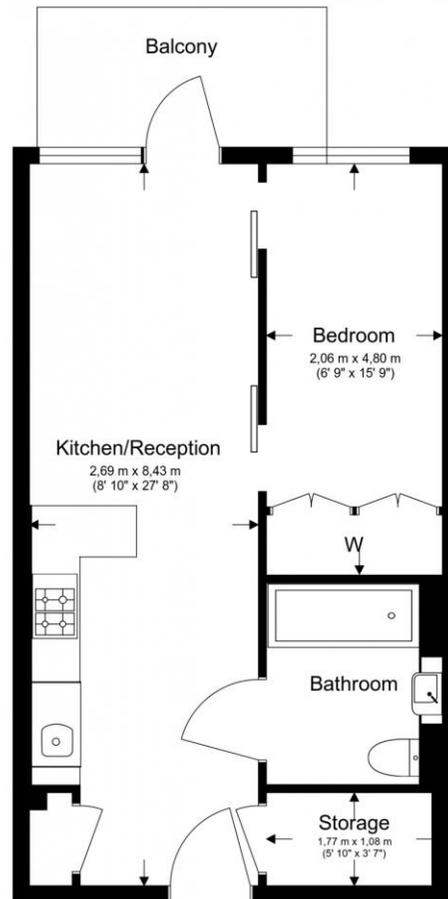
Property Features:

- One Bed Manhattan
- Bathroom
- 3rd Floor
- 440 Square Feet (Approx.)
- Balcony
- Open Plan kitchen
- Residents' Gym and Swimming pool
- Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



3rd Floor

Total Gross Internal Area
40.9 Sq/m - 440 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	85	85
(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:	£335,000
Tenure:	Leasehold Expires 01/02/3000 Approximately 976 Years Remaining
Ground Rent:	£300 (per annum) for the year 2023 Increase: In line with RPI for the applicable year
Service Charge:	£2589.98 (per annum) for the year 2023
Anticipated Rent:	£1260 pcm Approx. 4.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: HKG230026

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