



# Biring House, Duke of Wellington Avenue, Royal Arsenal, SE18

Asking Price: £450,000

 Benham  
& Reeves



# Biring House, Duke of Wellington Avenue, Royal Arsenal, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one bedroom apartment located in Biring House, Royal Arsenal Riverside by Berkeley Homes. Situated on the 7th floor and spanning an approximate 540 square feet, this eye-catching apartment comprises an open-plan living room with a modern fitted kitchen area with integrated appliances. Additional benefits include a large north-east facing balcony onto the side view of the Thames as well as the communal garden.

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

Transport Links include both Woolwich underground (Elizabeth line) and Woolwich DLR stations.



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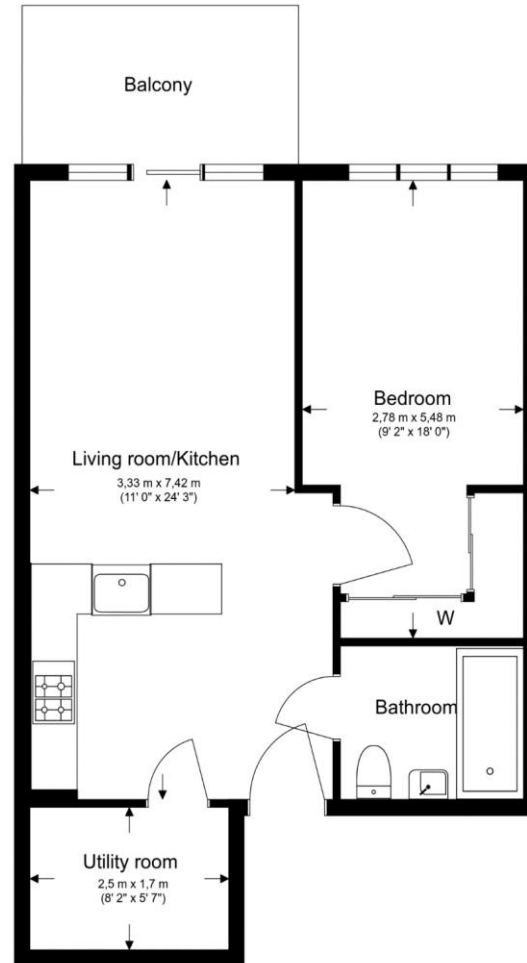
## Property Features:

- One Double Bedroom
- 7th Floor
- 540 Square Feet (Approx.)
- Open-Plan Kitchen
- North-East Facing Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station






Total Gross Internal Area  
50.16 Sq/m - 540 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£450,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2025
Service Charge:	£2,640.00 (per annum) for the year 2025
Anticipated Rent:	£2,100.00 pcm Approx. 5.6% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250033

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W: [www.benhams.com](http://www.benhams.com)

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