



Naval House, Plumstead Road, Woolwich, SE18

Asking Price: £350,000

Benham
& Reeves

Naval House, Plumstead Road, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one bedroom apartment located in Naval House, Royal Arsenal Riverside. Situated on the 6th floor and spanning approximately 557 square feet, this beautiful apartment boasts an open-plan fully fitted kitchen with integrated appliances and a large living area with a private west-facing balcony. There is a double bedroom with built-in wardrobes and a modern bathroom. Additional features include a wooden floor in the living room and extra storage space.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including a residents' gym and concierge office as well as being 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 and the Elizabeth line providing excellent transport links across London.





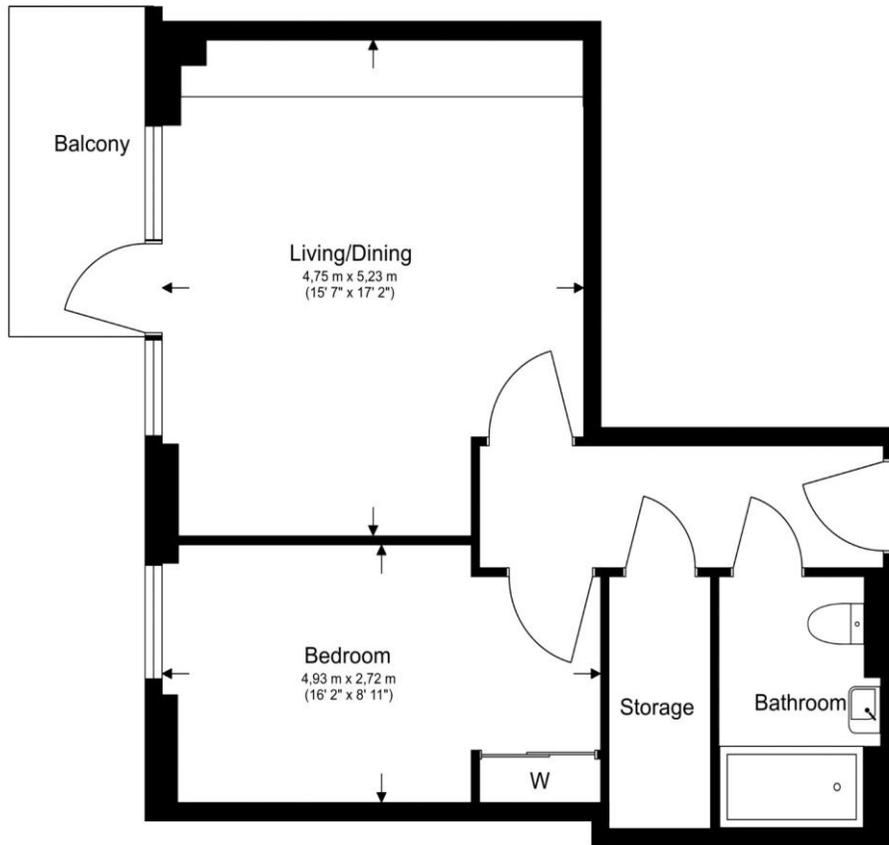
Property Features:

- Chain Free
- Double Bedroom
- 6th Floor
- 557 Square Feet (Approx.)
- Open-Plan Kitchen
- West Facing Balcony
- Communal Garden
- Residents Gym and 24-Hour Concierge
- Woolwich Overground and DLR Station



6th Floor

Total Gross Internal Area
51.7 Sq/m - 557 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	

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.

Terms & Conditions:

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

Asking Price:	£350,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 974 Years Remaining
Ground Rent:	£455.42 (per annum) for the year 2025
Service Charge:	£2,994.26 (per annum) for the year 2025
Anticipated Rent:	£1,900.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: HAM250036

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