



Royal Carriage Mews, Woolwich, SE18

Asking Price: £375,000

Benham
& Reeves

West Carriage House, Royal Carriage Mews, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A fantastic one bedroom apartment located in Royal Carriage Mews, Royal Arsenal Riverside. Situated on the 5th floor and spanning an approximate 485 square feet, this fabulous apartment comprises an open-plan living room with a fitted kitchen with integrated appliances, one double bedroom and a modern three-piece bathroom suite. Additional benefits include a south facing balcony, wooden flooring to the living areas, carpet to the bedroom, ample storage and secure bike storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym and concierge office as well as being positioned within walking distance of the River Thames. There is also a Marks and Spencer's and a Tesco within the development all in close proximity to a bustling high street with chain and independent shops, restaurants, cafés, health facilities including pharmacy and GP are also nearby.

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





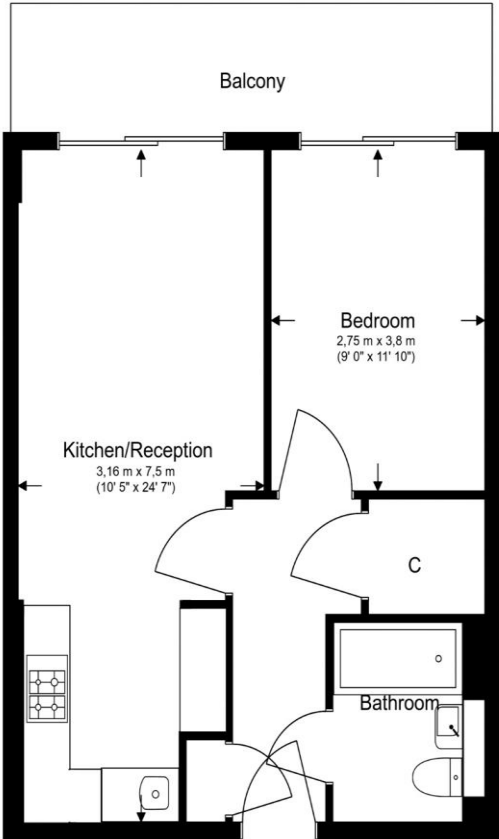
Property Features:

- Chain Free
- One Double Bedroom
- 5th Floor
- 485 Square Feet (Approx.)
- Open-Plan Kitchen
- Allocated Car Parking
- South Facing Balcony
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station



5th Floor

Total Gross Internal Area
45.1 Sq/m - 485 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+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£375,000
Tenure:	Leasehold Expires 31/12/2131 Approximately 107 Years Remaining
Ground Rent:	£552.00 (per annum) for the year 2024
Service Charge:	£2,907.78 (per annum) for the year 2024
Anticipated Rent:	£1,700.00 pcm Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240040

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

