



Drummond House, Victory Parade, Woolwich, SE18

Offers Over: £360,000

 Benham
& Reeves

Drummond House, Victory Parade, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one bedroom apartment located in Drummond House, Royal Arsenal Riverside. Situated on the 6th floor and spanning approximately 595 square feet, this wonderful property boasts a fully fitted open-plan kitchen with integrated appliances. The flat has a large, stylish living area with a private balcony which has great views. There is an extremely spacious bedroom with built-in wardrobes. The property also features good standard fixtures and fittings throughout, contemporary decor and flooring and storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym and concierge office. The block is well positioned within walking distance of the River Thames. In addition to the Marks and Spencer's in the commercial unit below and a large Tesco supermarket a short walk away, there is a bustling high street with chain and independent shops, restaurants, cafés, health facilities including a pharmacy and GP.

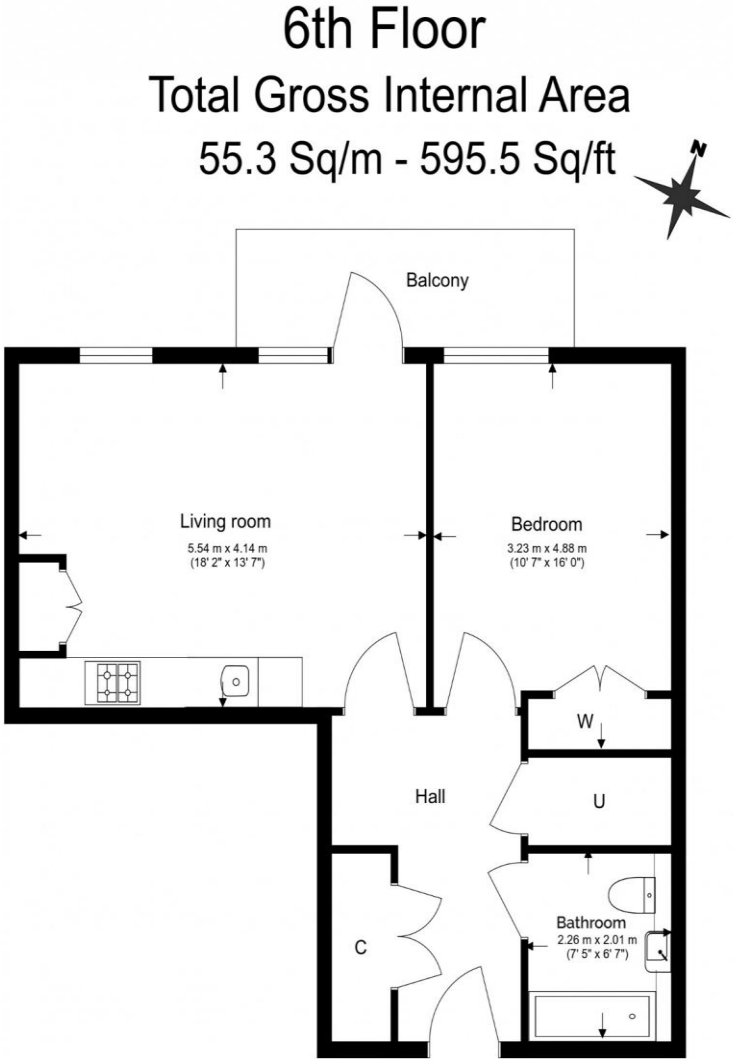




Property Features:

- One Bedroom
- One Bathroom
- 6th Floor
- 595 Square Feet (Approx.)
- Open-Plan Kitchen
- Balcony
- Communal Garden
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station
- Woolwich DLR and Train Station





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(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	

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.

Offers Over:	£360,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 975 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£3,200.00 (per annum) for the year 2024
Anticipated Rent:	£1,900.00 pcm Approx. 6.3 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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