



# Duncombe House, Victory Parade, Woolwich, SE18

Asking Price: £395,000



# Duncombe House, Victory Parade, Woolwich, SE18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A large one bed apartment located in Duncombe House, Royal Arsenal Riverside. Situated on the 15th floor and spanning an approximate 593 square feet, this fabulous apartment comprises an open plan living room with a fitted kitchen area, with integrated appliances. There is a double bedroom with fitted wardrobes, a modern three-piece bathroom suite and a large utility room. Additional benefits include wooden flooring to the living areas, carpet to the bedroom, a balcony with views towards the river and secure bike storage.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym, swimming pool and concierge, 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.

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



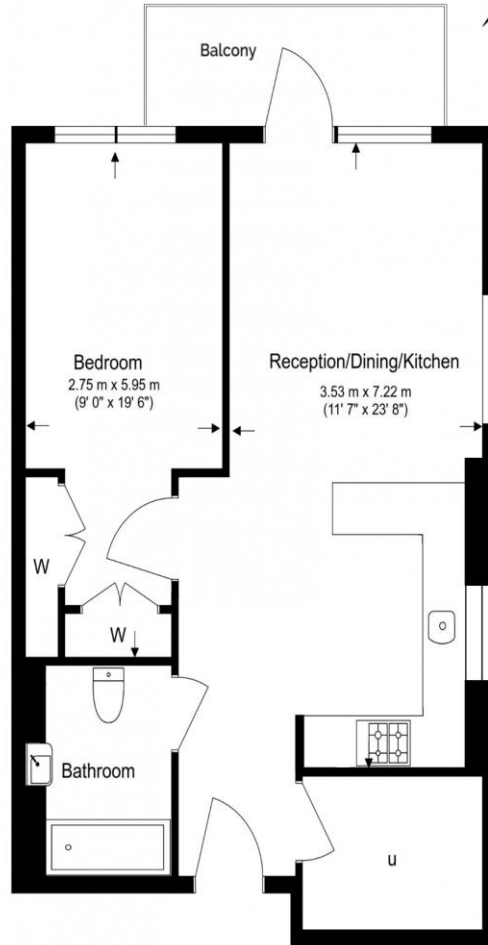


## Property Features:

- Chain free
- One Bedroom
- Open Plan Kitchen/Reception
- 15th Floor
- 593 Square Feet (Approx.)
- Balcony with River View
- Residents' Gym and Swimming Pool
- Concierge
- On Site Crossrail Station
- Woolwich Overground and DLR Station



Total Gross Internal Area  
55.1 Sq/m - 593 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+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<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:	£395,000
Tenure:	Leasehold Expires 31/01/3000 Approximately 975 Years Remaining
Ground Rent:	£325.00 (per annum) <b>Review period:</b> 25 years <b>Next:</b> December 2025 <b>Increase:</b> By RPI for the relevant year
Service Charge:	£3,473.76 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 6.1 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

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