



Hennessey Apartments, Brigadier Walk, Greenwich, SE18

Guide Price: £750,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  To be advised

A fantastic two bedroom, two bathroom apartment available for sale in the prestigious Royal Arsenal Riverside development. This property is situated on the 13th floor and spans an approximate 832 square feet of accommodation. This fabulous apartment comprises an open-plan living room with a fitted kitchen with integrated appliances, two double bedrooms and a modern three-piece bathroom suite. There are modern, high-end finishes, ample natural light and spectacular direct river views. It also includes access to premium amenities such as a gym, cinema, swimming pool, concierge service and landscaped gardens. This apartment is located in Hennessey apartments, Royal Arsenal Riverside and additional benefits include wooden flooring to the living areas, carpet to the bedrooms, ample storage, two balconies, a right to park and secure bike storage.

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

The development is well-connected with the Woolwich Arsenal DLR and the new Elizabeth line providing excellent transport links across London. Additionally, the local area offers a variety of shops, cafes, and restaurants, contributing to a vibrant riverside community.



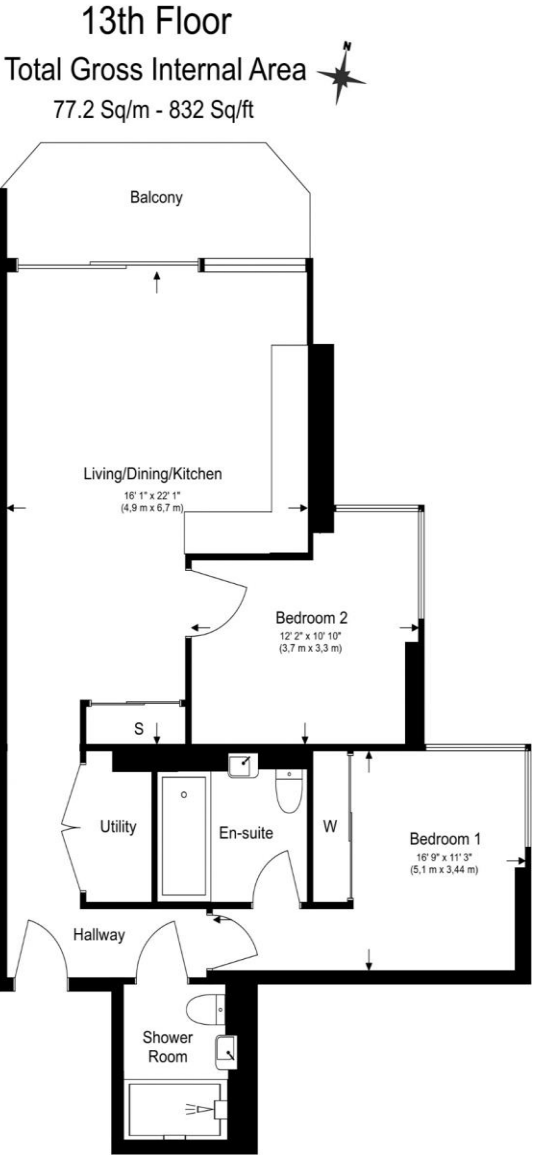


Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 13th Floor
- 832 Square Feet (Approx.)
- Open-Plan Kitchen
- Direct River View
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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.

Guide Price:	£750,000
Tenure:	To be advised Expires 3020 Approximately 996 Years Remaining
Ground Rent:	£425.00 (per annum) for the year 2024
Service Charge:	£3,815.00 (per annum) for the year 2024
Anticipated Rent:	£2,800.00 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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