



Building 50, Argyll Road, Woolwich, SE18

Asking Price: £470,000

Benham
& Reeves

Building 50, Argyll Road, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful two bedroom, two bathroom apartment with a stunning river view located in Building 50, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 617 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. The reception room has floor to ceiling windows that lead directly onto the private balcony. The flat also benefits from additional storage and an allocated parking space.

Residents of Royal Arsenal Riverside are serviced by a host of amenities including residents' gym and concierge as well as being positioned within walking distance of the River Thames. Marks and Spencer's occupy the commercial unit below the development and there is large Tesco supermarket a short walk away. A bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP are also close by.



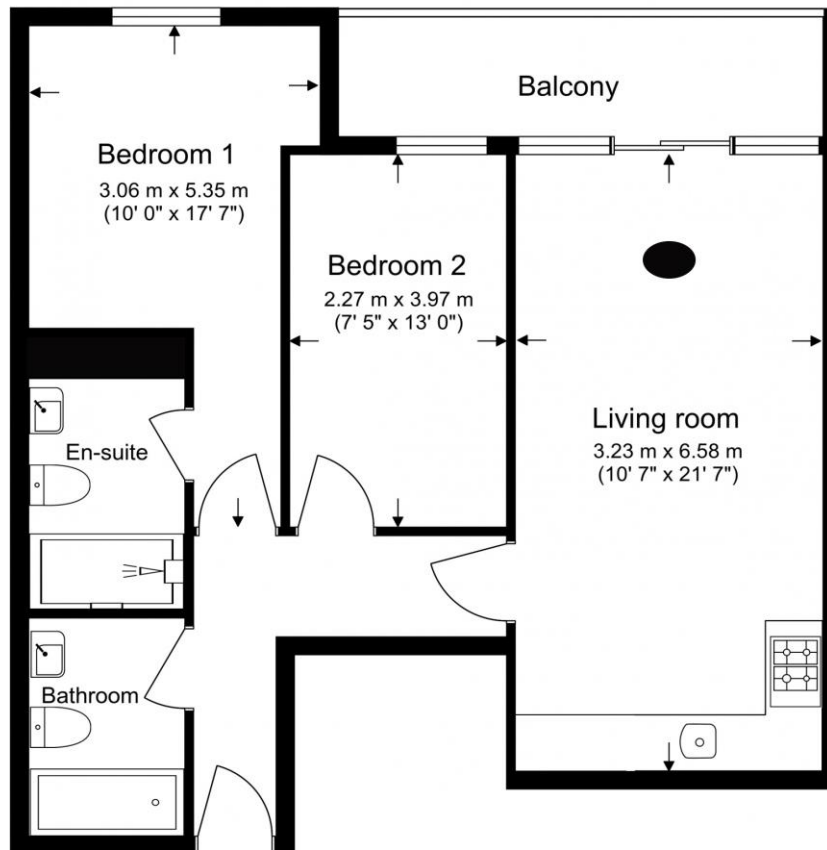


Property Features:

- Chain Free
- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 617 Square Feet (Approx.)
- Balcony
- Allocated Parking Space
- Open-Plan Kitchen
- Direct River View
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station, Woolwich Overground and DLR Station



4th Floor
 Total Gross Internal Area
 57.4 Sq/m - 617 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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	

Terms & Conditions:

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

Asking Price:	£470,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 975 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£3,759.60 (per annum) for the year 2024
Anticipated Rent:	£2,250.00 pcm Approx. 5.7 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240134

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

