



# Duke of Wellington Avenue, Royal Arsenal, SE18

Offers Over: £550,000

 Benham  
& Reeves

# Imperial Building, Duke of Wellington Avenue, Royal Arsenal, SE18

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

A modern and contemporary two bedroom, two bathroom apartment located in Imperial Building, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 726 square feet, 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. Additional benefits include a west facing terrace and a south facing balcony with river view, 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.



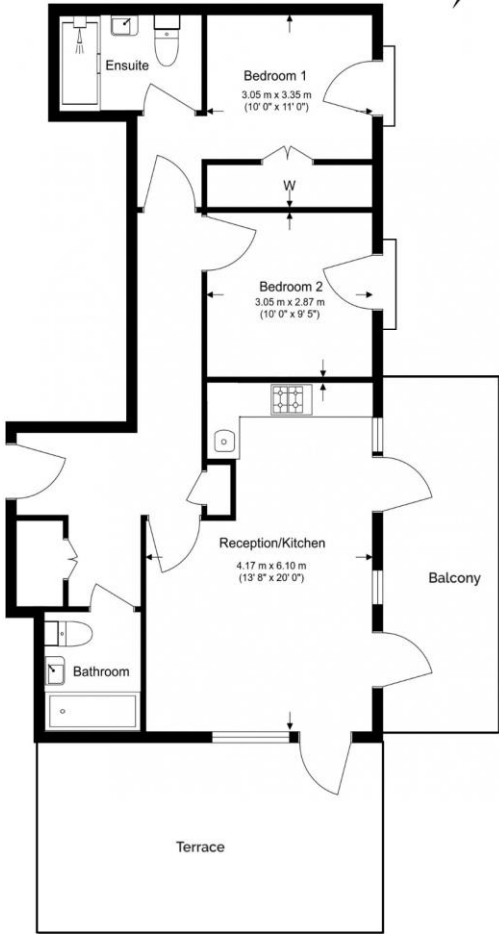


## Property Features:

- Two Double Bedrooms
- Two Bathrooms
- 4th Floor
- 726 Square Feet (Approx.)
- Open-Plan Kitchen
- West Facing Terrace
- South Facing Balcony with River View
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station
- Woolwich Overground and DLR Station



4th Floor  
 Total Gross Internal Area  
 67.4 Sq/m - 726 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£550,000
Tenure:	Leasehold Expires 29/01/3000 Approximately 975 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£3,200.00 (per annum) for the year 2024
Anticipated Rent:	£2,400.00 pcm Approx. 5.2 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: SUR230110

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