



Duke of Wellington Avenue, Royal Arsenal, SE18

Asking Price: £899,995

 Benham
& Reeves

Hampton Apartments, Duke of Wellington Avenue, Royal Arsenal, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Photos for reference only

A stunning two bedroom duplex penthouse is available for sale in the prestigious Royal Arsenal Riverside development. This property features modern, high-end finishes, ample natural light, and spectacular views of the River Thames. It also includes access to premium amenities such as a gym, concierge service, and landscaped gardens. This apartment is located in Hampton Apartments, Royal Arsenal Riverside and features south-east facing balconies on both floors. Situated on the 14th and 15th floors and spanning an approximate 1045 square feet, this fabulous apartment comprises an open-plan living room with a fitted kitchen with integrated appliances, two double bedroom and a modern three-piece bathroom suite. 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



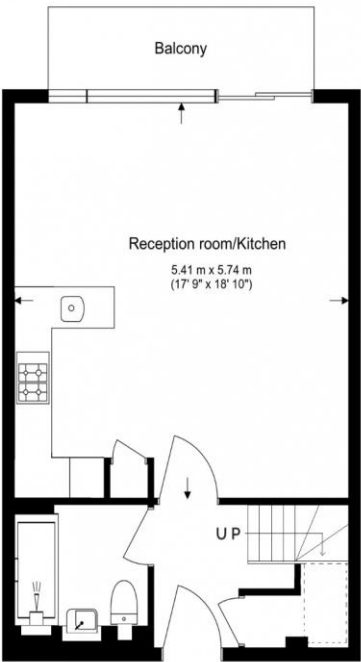


Property Features:

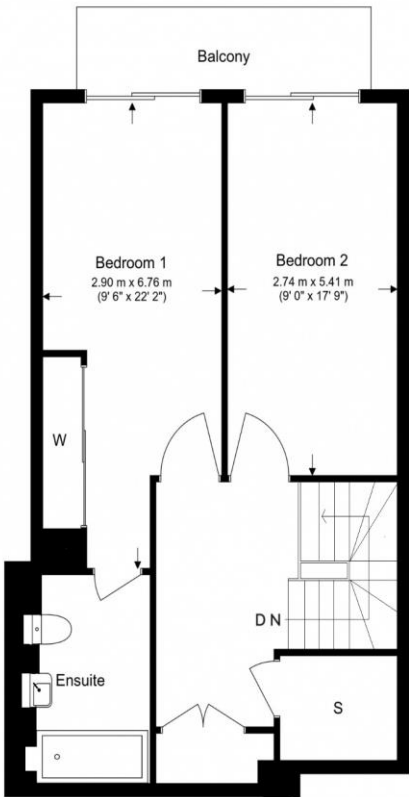
- Duplex Penthouse
- Chain Free
- Two Double Bedrooms Penthouse
- Two Bathrooms
- 14th and 15th Floors
- 1045 Square Feet (Approx.)
- Open-Plan Kitchen
- South-East Facing Balconies with River View
- Parking Space
- Cinema and Swimming Pool
- Residents' Gym and 24 Hour Concierge
- On-Site Crossrail Station, Woolwich Overground and DLR Station



Total Gross Internal Area
97.1 Sq/m - 1,045 Sq/ft



Fourteenth floor



Fifteenth floor

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(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	

Terms & Conditions:

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

Asking Price:	£899,995
Tenure:	Leasehold Expires 31/12/3015 Approximately 991 Years Remaining
Ground Rent:	£512.50 (per annum) for the year 2024
Service Charge:	£5,900.00 (per annum) for the year 2024
Anticipated Rent:	£3,200.00 pcm Approx. 4.3 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240101

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