



## Building 50, Argyll Road, Royal Arsenal, SE18

Asking Price: £450,000

Benham  
& Reeves

# Building 50, Argyll Road, Royal Arsenal, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A large two bedroom, two bathroom apartment located in Building 50, Royal Arsenal Riverside. Situated on the 4th floor and spanning an approximate 783 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.

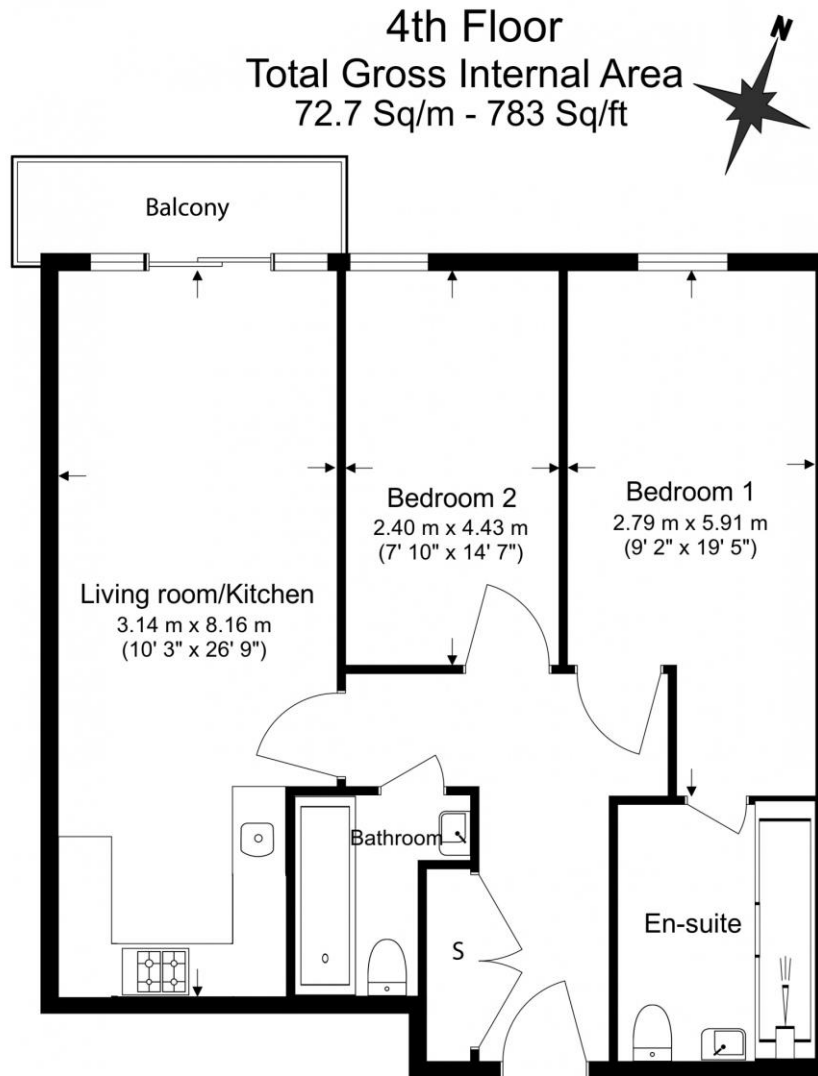




## Property Features:

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





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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+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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	

## Terms & Conditions:

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

Asking Price:	£450,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 975 Years Remaining
Ground Rent:	£200.00 (per annum) Review Period: 25 years Next: 2026
Service Charge:	£3,900.00 (per annum) for the year 2025
Anticipated Rent:	£2,300.00 pcm Approx. 6.1% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240146

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W: [www.benhams.com](http://www.benhams.com)

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