



# Duke of Wellington Avenue, Royal Arsenal, SE18

Asking Price: £575,000

 Benham  
& Reeves



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

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An excellent two bedroom, two bathroom apartment located in Hampton Apartments, Royal Arsenal Riverside by Berkeley Homes. Situated on the 3rd floor, this apartment spans an approximate 770 square feet. This fabulous flat comprises an open-plan living room with a modern kitchen with integrated appliances. There are two well-proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include a south-east facing balcony, wooden flooring in the living room and additional storage.

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



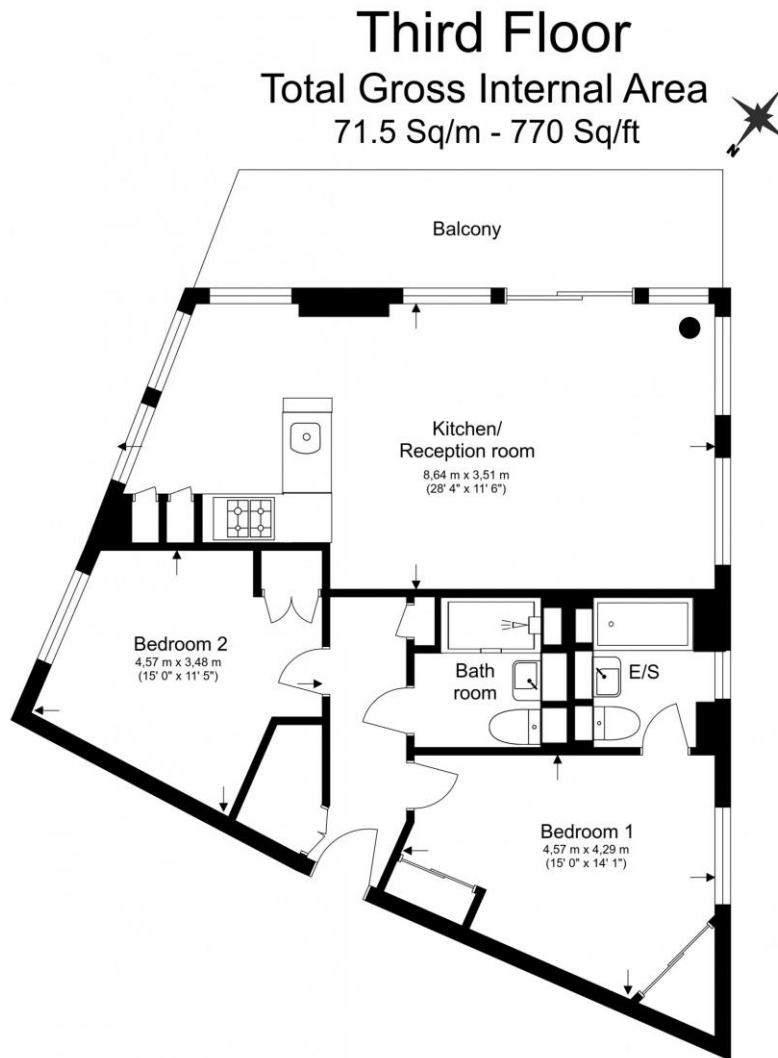
# Hampton Apartments, Duke of Wellington Avenue, Royal Arsenal, SE18



## Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 3rd Floor
- 770 Square Feet (Approx.)
- Open-Plan Kitchen
- South-East Facing Balcony
- Cinema and Swimming Pool
- Residents' Gym and 24-Hour Concierge
- On-Site Crossrail Station, Woolwich Overground and DLR Station





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>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	



## Terms & Conditions:

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

Asking Price:	£575,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£425.00 (per annum) for the year 2025
Service Charge:	£4,705.00 (per annum) for the year 2025
Anticipated Rent:	£2,600.00 pcm Approx. 5.4 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240147

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

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