



Building 49, Argyll Road, Royal Arsenal, SE18

Guide Price: £570,000

Benham
& Reeves

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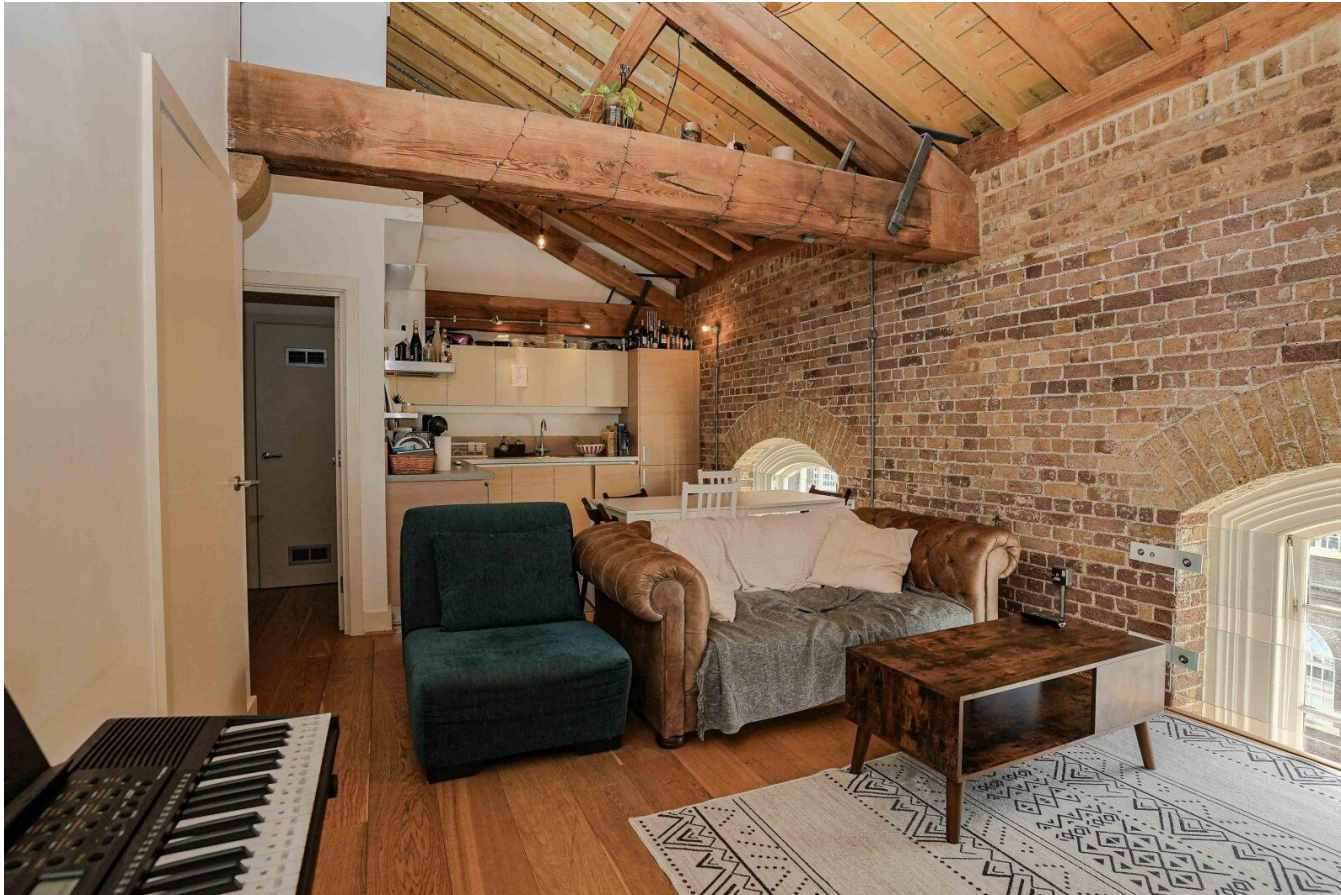
🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

A spacious two bedroom, two bathroom duplex apartment, arranged over three floors, with partial river view and located in Building 49 Royal Arsenal Riverside. This apartment is located on the first and second floors of the building and spans an approximate 1,017 square feet. This captivating apartment comprises an open-plan living space with a fitted kitchen. The main bedroom has an en-suite shower room with an additional well-proportioned second double bedroom and a modern bathroom. There is a third floor mezzanine with retained wood beams and exposed brickwork. Additional benefits include wooden flooring in the living room and storage space.

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 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 and health facilities, including a pharmacy and a GP.

Transport Links include both Woolwich Elizabeth line and Woolwich DLR stations.



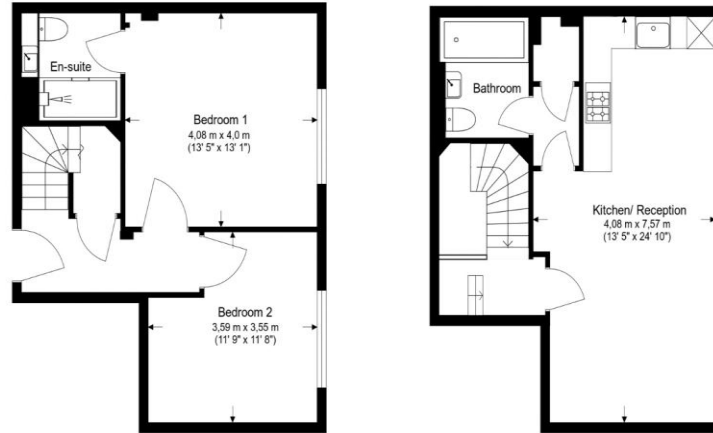


Property Features:

- Chain Free
- 2 Bedrooms
- 2 Bathrooms
- 1st and 2nd Floor
- 1017 Square Feet (Approx.)
- Open-Plan Kitchen
- Third Floor Mezzanine
- Allocated Parking
- Residents' Gym and 24-Hour Concierge
- Woolwich Overground and DLR Stations

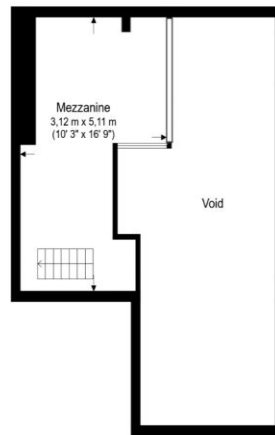


Total Gross Internal Area
94.5 Sq/m - 1,017 Sq/ft



First Floor

Second Floor



Third 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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.

Guide Price:	£570,000
Tenure:	Leasehold Expires 22/01/3000 Approximately 974 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£4,000.00 (per annum) for the year 2025
Anticipated Rent:	£2,400.00 pcm Approx. 5.1 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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