



# Cumberland House, Erebus Drive, Royal Arsenal, SE28

Asking Price: £385,000

Benham  
& Reeves



# Cumberland House, Erebus Drive, Royal Arsenal, SE28

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well maintained two bedroom, two bathroom apartment located in Cumberland House, Woolwich. Situated on the 7th floor and spanning an approximate 798 square feet, this fabulous apartment comprises a separate living room and kitchen. There are two well proportioned double bedrooms and a modern 3-piece family bathroom. Additional benefits include a private balcony with uninterrupted river views, wooden flooring in living room and both bedrooms. The flat also has additional storage.

Residents of Cumberland House are serviced by a host of amenities including residents' concierge as well as being positioned within walking distance from Woolwich Elizabeth line station, Woolwich DLR and train station. Woolwich town centre and bustling high street with chain and independent shops, restaurants, health facilities including a pharmacy and GP is also close by.



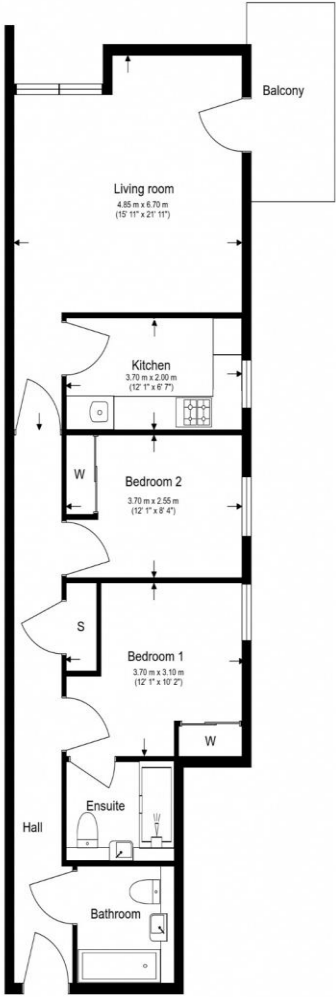


## Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- 7th Floor
- 798 Square Feet (Approx.)
- Separate Kitchen
- Direct River View from Balcony
- 24-Hour Concierge
- Elizabeth Line Train Station
- Nearby Woolwich Overground and DLR Station



Total Gross Internal Area  
72.1 Sq/m - 798 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>81</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 |           |

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.

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Asking Price:     | £385,000                                                             |
| Tenure:           | Leasehold<br>Expires 27/09/3001<br>Approximately 977 Years Remaining |
| Ground Rent:      | £150.00 (per annum)<br>for the year 2024                             |
| Service Charge:   | £4,500.00 (per annum)<br>for the year 2024                           |
| Anticipated Rent: | £1,900.00 pcm<br>Approx. 5.9 % Yield                                 |

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO240091

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

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

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